LOT 44
IN OR 2012/1693
OCEAN RIDGE PB 5/103 & 104

PIPER KATHRYN E
108 CORMORANT COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0044-0000

BUILDING CHARACTERISTICS

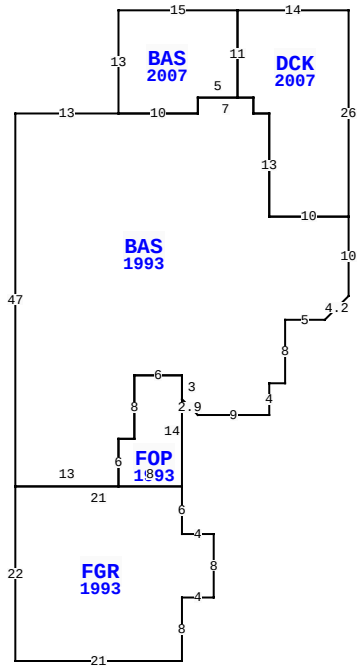
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1,463	170,704
BAS	185	100	185	21,586
DCK	308	10	31	3,617
FGR	494	55	272	31,737
FOP	96	30	29	3,383
TOTALS	2,546		1,980	231,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,980	108.2900	135.36	268,013	1987	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 0 Heated Area: 1648 HX Base Yr



108 CORMORANT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,027
TOTAL MARKET OB/XF VALUE		3,740
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		494,767
SOH/AGL Deduction		319,445
ASSESSED VALUE		175,322
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,322
TOTAL JUST VALUE		494,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080283	H/AC	5,000	02/26/2008
20041903	REPAIR/RRF	2,000	10/18/2004
BP4046	N/A	1,000	12/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2012/1693	11/05/2015	QC	U	I	11	100
GRANTOR: TERWILLIGER KATHY						
GRANTEE: PIPER KATHRYN E						
1885/0693	10/08/2013	QC	U	I	11	100
GRANTOR: TERWILLIGER GEORGE						
GRANTEE: TERWILLIGER KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W14 BAS=[YR=2007] W15 S13 BAS=[YR=1993] W13 S47 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N14 W6 S8 W2 S6 E8$ W21$ E13 N6 E2 N8 E6 S3 R2 D2 E9 N4 E2 N8 E5 R3 U3 N10 W10 N13 W2 N2 W7 S2 W10$ E10 N2 E5 N11$ S11 E2 S2 E2 S13 E10 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0811	CONCRETE B	0	100	44	17	748.00	SF	5.20	5.20	100	1987	1987	3	52	2,023	
3	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	100	1987	1987	3	52	477	

LAND DESCRIPTION

TOTAL OB/XF 3,740

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	260,000.00	260,000.00	260,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS