LOT 49
IN OR 733/98
OCEAN RIDGE PB 5/103 & 104

HERRICK OWEN W
107 CORMORANT COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0049-0000

BUILDING CHARACTERISTICS

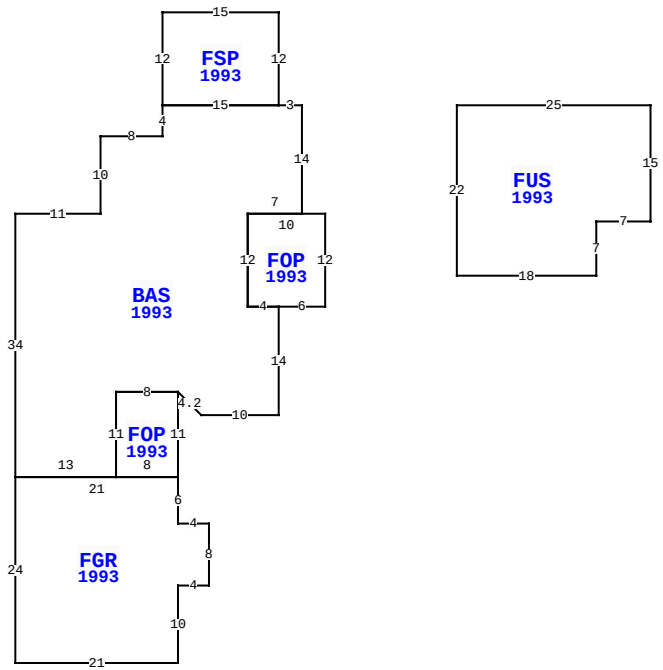
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,244	100	1,244	143,445
FGR	536	55	295	34,016
FOP	88	30	26	2,998
FOP	120	30	36	4,151
FSP	180	40	72	8,302
FUS	501	100	501	57,770
TOTALS	2,669		2,174	250,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,174	107.0160	133.77	290,816	1987	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 1996 Heated Area: 1745 HX Base Yr 1996



107 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		250,683
TOTAL MARKET OB/XF VALUE		3,750
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		514,433
SOH/AGL Deduction		330,418
ASSESSED VALUE		184,015
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		129,015
TOTAL JUST VALUE		514,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042471	REPAIR/RRF	3,000	01/06/2005
BP4026	N/A	1,000	12/11/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0733/0098	7/03/1995	WD	Q	I		136,000
GRANTOR: AUSTIN KATHERINE & WA						
GRANTEE: HERRICK OWEN W						
0509/0734	1/30/1987	WD	Q	I		110,100
GRANTOR: MONTGOMERY-ALMAND						
GRANTEE: AUSTIN KATHERINE &						

BUILDING NOTES

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	0811	CONCRETE B	0	100	44	17	748.00	SF	5.20	5.20	100	1987	1987	3	52	2,023	
2	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	52	487	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=1993] N12 W15 S12 E15$ W15 S4 W8 S10 W11 S34 FGR=[YR=1993] S24 E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N11 W8 S11 E8 $ W21 $ E13 N11 E8 R3 D3 E10 N14
FOP=[YR=1993] E6 N12 W10 S12 E4$ W4 N12 E7 N14$ PTR= E20
FUS=[YR=1993] E25 S15 W7 S7 W18 N22 $ W20 $.

LAND DESCRIPTION

TOTAL OB/XF 3,750

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 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS