



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	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	1,399	100	1,399	169,133
FGR	337	55	185	22,365
FOP	94	30	28	3,385
FSP	240	40	96	11,606
TOTALS	2,070		1,708	206,490

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	572.00	SF	6.50	6.50	1,933
2	0810	CONCRETE A	0	100	44	3	264.00	SF	6.50	6.50	892
3	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	1,138

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT	

1 SNGL FAM - 100% - 2020

Heated Area: 1399

HX Base Yr 2020

105 CORMORANT CT, FERNANDINA BEACH

TOTAL OB/XF											
3,963											

TOTAL OB/XF											
3,963											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
206,490											
TOTAL MARKET OB/XF VALUE											
3,963											
TOTAL LAND VALUE - MARKET											
260,000											
TOTAL MARKET VALUE											
470,453											
SOH/AGL Deduction											
145,697											
ASSESSED VALUE											
324,756											
TOTAL EXEMPTION VALUE											
55,000											
BASE TAXABLE VALUE											
269,756											
TOTAL JUST VALUE											
470,453											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
439,755											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091067	REPAIR/RRF	6,000	08/14/2009
20052471	REPAIR/RRF	6,000	08/17/2005
B9043	ADDITION	2,500	05/01/1995
BP4021	N/A	1,000	12/09/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2262/0987	3/18/2019	WD	Q	I	01	362,200	
GRANTOR: MCKENDREE THEA L							
GRANTEE: KOLATA JOHN D & CAR							
1171/0587	9/15/2003	TD	Q	I		215,000	
GRANTOR: THOMPSON MARILYN							
GRANTEE: MCKENDREE THEA L							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W7 N13 FSP=[YR=1995] N12 W20 S12 E20 \$ W32 S47											
FGR=[YR=1993] S21 E13 N13 E8 N8 FOP=[YR=1993] N14 W6 S9 W2 S5											
E8 \$ W21 \$ E13 N5 E2 N9 E6 S3 E2 S1 E9 N3 E2 N8 E3 N3 E2 N10											
\$.											