

ORCHARD LANE RESTORATIONS LLC
86193 HAMPTON BAYS DR
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 100

Roof Structure

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

11

CLAY TILE 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4016.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,906

100

1,906

209,154

FGR

441

55

243

26,665

FOP

60

30

18

1,975

TOTALS

2,407

2,167

237,795

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0812

CONCRETE C

0

0

0

0

2,824.00

SF

4.00

4.00

100

1989

1989

3

57

6,439

2

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

1989

1989

3

66

2,310

3

1242

WD DECK A

0

0

30

14

420.00

SF

10.00

10.00

100

1992

1992

3

20

840

4

0825

BRICK

0

0

46

4

184.00

SF

12.50

12.50

100

1992

1992

3

88

2,024

5

0910

SCRN RM L

0

0

20

12

240.00

SF

15.00

15.00

100

2001

2001

3

20

720

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

150,000.00

150,000.00

150,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

150,000

Market:

0

Agricultural:

0

Common:

150,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,167

116.5857

145.73

315,797

1989

1989

0

0

0

24.70

75.30

1 SNGL FAM - 0% - 2024

Heated Area: 1906

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/22/2024

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2675/180

10/20/2023

WD Q

I

01

565,000

GRANTOR: PENNELL CHERYL

GRANTEE: ORCHARD LANE RESTOR

2673/1410

10/13/2023

FJ U

I

11

0

GRANTOR: MORRIS EUSTUS W EST

GRANTEE: PANNELL CHERYL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 N14 W21 S30 FGR=[YR=1993] S21 E21 N21 W21\$ E21 S7 E14 FOP=[YR=1993] S4E15 N4 W15\$ E15 S6 E21 N29\$.

VALUATION BY

Tax Group: 7

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

237,795

12,333

150,000

400,128

0

400,128

0

400,128

400,128

0

0

376,106

97048 LITTLE PINEY ISLAND CT, FERNANDINA BEACH