LOT 1
IN OR 2083/146
OAK CREST PB 5/135

BUCHANON MICHAEL T & CASEY M
2080 ORCA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0001-0000

BUILDING CHARACTERISTICS

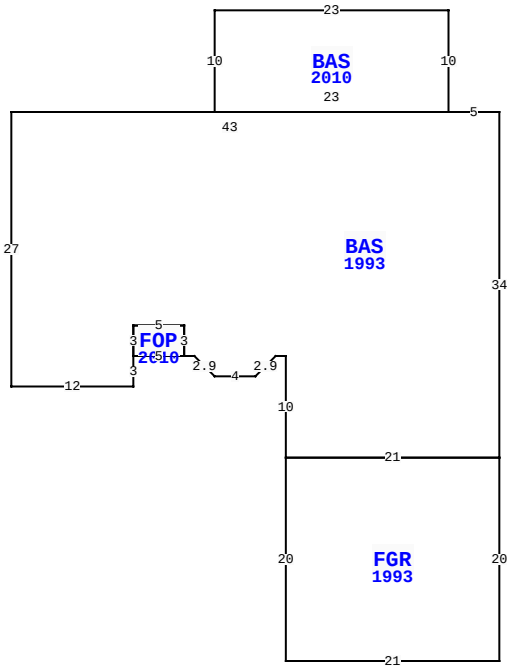
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	1993	1,395	201,070
BAS	230	100	2010	230	33,152
FGR	420	55	1993	231	33,296
FOP	15	30	2010	4	576
TOTALS	2,060			1,860	268,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	123.5192	163.05	303,273	1987	2000	0	0	0	11.60	88.40

1 SNGL FAM – 100% - 2018 Heated Area: 1625 HX Base Yr 2018



2080 ORCA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		268,093
TOTAL MARKET OB/XF VALUE		6,057
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		474,150
SOH/AGL Deduction		218,091
ASSESSED VALUE		256,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,337
TOTAL JUST VALUE		474,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6432	ADDITION	2,320	10/12/1992
4041	NEW CONSTR	53,890	04/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2083/0146	11/04/2016	WD	Q	I	01	260,000
GRANTOR: BIVENS MYRON A & JACQ						
GRANTEE: BUCHANON MICHAEL T						
1683/1282	5/27/2010	WD	Q	I	01	190,000
GRANTOR: SECORD ERIC L & MARY						
GRANTEE: BIVENS MYRON A & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 BAS=[YR=2010] N10 W23 S10 E23 $ W43 S27 E12 N3 FOP=[YR=2010] E5N3W5S3$ N3 E5 S3 E1 D2 R2 E4 U2 R2 E1S10 FGR=[YR=1993] S20E21 N20 W21$ E21N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0810	CONCRETE A	0	100	15	5	75.00	SF	6.50	6.50	100	1987	1987	3	49.5	241	
3	0810	CONCRETE A	0	100	0	0	1,155.00	SF	6.50	6.50	100	1987	1987	3	49.5	3,716	

LAND DESCRIPTION

TOTAL OB/XF 6,057

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	RES	100	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS