

LOT 2 OR 547/525
OAK CREST PB 5/135

CROFT MORRIS R JR
2068 ORCA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	05	AVERAGE 70	0900	01	2,192	130.5250	172.29	377,660	1988	1993	0	0	0	14.93	85.07	VALUATION BY STANDARD													
Exterior Wall	10	ABOVE AVG 30	1 SNGL FAM - 100% - 1989													Heated Area: 1730 HX Base Yr 1989													
Roof Structur	03	GABLE/HIP 100															VALUATION SUMMARY												
Roof Cover	03	COMP SHNGL 100															Tax Group: 8 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 321,275												
Interior Floo	14	CARPET 80															TOTAL MARKET OB/XF VALUE 4,462												
Interior Floo	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET 200,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 525,737												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 380,396												
Bedrooms	4	100															ASSESSED VALUE 145,341												
Bathrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,722												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 94,619												
Stories	1.	1. 100	TOTAL JUST VALUE 525,737																										
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 459,785																										
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	1,202	100	1993	1,202	176,174																								
BAS	528	100	2013	528	77,387																								
FEP	168	80	1993	134	19,640																								
FGR	526	55	1993	289	42,358																								
FOP	104	30	1993	31	4,544																								
PTO	168	5	1997	8	1,172																								
TOTALS	2,696			2,192	321,275																								
EXTRA FEATURES						2068 ORCA CT, FERNANDINA BEACH																							
L N	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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1988	1988	3	52	243													
2	0810	CONCRETE A	0	100	0	0	915.00	SF	6.50	6.50	100	1988	1988	3	52	3,093													
3	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1988	1988	3	52	406													
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1997	1997	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	DPHT 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		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																													