

LOT 3 EX THE WEST 2 FT
IN OR 1304/1613
OAK CREST PB 5/135

MOSHER LIVING TRUST/MOSHER EDWIN T TRUSTEE
2056 ORCA COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	10	ABOVE AVG 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	1,382	100	1993	1,382	195,016
FEP	230	80	2013	184	25,964
FGR	412	55	1993	227	32,032
FOP	12	30	1993	4	564
TOTALS	2,036			1,797	253,576

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,797	127.5350	168.35	302,525	1988	1988	0	0	0 16.18	83.82
1 SNGL FAM - 100% - 1989				Heated Area: 1382				HX Base Yr 1989			
2056 ORCA CT, FERNANDINA BEACH						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/06/2025
						INC DATE				AG DATE	
										05/06/2025	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	52	16	832.00	SF	5.20	5.20	100
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100
5	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100
7	0351	CARPORT MT	0	100	20	11	220.00	SF	5.90	5.90	100
TOTAL OB/XF 6,252											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT	1.00
TOTAL ADJ 1.00											
UNIT PRICE 200,000.00											
ADJ UNIT PRICE 200,000.00											
LAND VALUE 200,000											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											
REVIEW DATE 01/31/2024 BY KBA											
Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000											

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8		
VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 8					Tax Dist:					
BUILDING MARKET VALUE					253,576					
TOTAL MARKET OB/XF VALUE					6,252					
TOTAL LAND VALUE - MARKET					200,000					
TOTAL MARKET VALUE					459,828					
SOH/AGL Deduction					335,858					
ASSESSED VALUE					123,970					
TOTAL EXEMPTION VALUE					HX HB SL		123,970			
BASE TAXABLE VALUE					0					
TOTAL JUST VALUE					459,828					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					397,405					
PERMIT NUM				DESCRIPTION			AMT		ISSUED	
9502265				XFOB			1,500		10/01/1995	
8540				ADDITION			1,955		12/02/1992	
4425				NEW CONSTR			49,315		10/08/1987	
SALES DATA										
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1304/1613		3/28/2005		WD	Q	I	06	100		
GRANTOR: MOSHER EDWIN T & LESS										
GRANTEE: MOSHER EDWIN T & LE										
0552/0713		9/16/1988		WD	Q	I		76,900		
GRANTOR: JOHUBOKE INC										
GRANTEE: MOSHER EDWIN T										
BUILDING NOTES										
BUILDING DIMENSIONS										
FEP=[YR=2013] W23 S10 BAS=[YR=1993] W19 S43 E18 FOP=[YR=1993] E4 FGR=[YR=1993] E20 N19 W12 N4 W8 S23\$ N3 W4 S3\$ N3 E4 N20 E8 S4E12 N24 W23\$ E23 N10\$.										