LOT 4 & W2 FT OF LOT 3
IN OR 2300/1560
OAK CREST PB 5/135

ORCA BEACH LLC
624 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

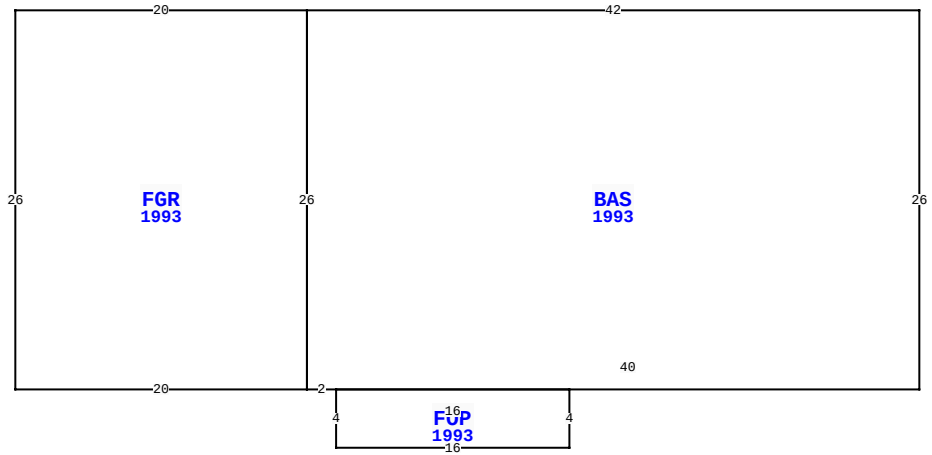
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,092	100	1993	1,092	160,266
FGR	520	55	1993	286	41,975
FOP	64	30	1993	19	2,789
TOTALS	1,676			1,397	205,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,397	132.7560	175.24	244,810	1988	1988	0	0	0	16.25	83.75

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



2044 ORCA CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	205,028
TOTAL MARKET OB/XF VALUE	5,710
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	410,738
SOH/AGL Deduction	106,421
ASSESSED VALUE	304,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,317
TOTAL JUST VALUE	410,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4727	NEW CONSTR	38,766	03/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/1560	8/22/2019	WD	U	I	11	100
GRANTOR: PARISI GLORIANNE & JA						
GRANTEE: ORCA BEACH LLC						
2106/0744	3/10/2017	WD	Q	I	02	220,000
GRANTOR: HARRISON DOROTHY L						
GRANTEE: PARISI GLORIANNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=1993] W20 S26 E20 N26 $ S26 E2
FOP=[YR=1993] S4 E16 N4 W16 $ E40 N26 $.

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	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1988	1988	3	52	213	
2	0810	CONCRETE A	0	0	81	16	1,296.00	SF	6.50	6.50	100	1988	1988	3	52	4,380	
3	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1988	1988	3	52	568	
4	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	1993	1993	3	64	187	
5	0810	CONCRETE A	0	0	3	29	87.00	SF	6.50	6.50	100	1993	1993	3	64	362	

LAND DESCRIPTION

TOTAL OB/XF 5,710

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	0		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