

LOT 5
IN OR 1476/307
OAK CREST PB 5/135

SULLIVAN MARLENE M & ROBERT
2036 ORCA COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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	1,066	100	1993	1,066	167,831
BAS	144	100	2016	144	22,671
FGR	546	55	1993	300	47,232
FOP	64	30	1993	19	2,991
FSP	240	40	2014	96	15,114
TOTALS	2,060			1,625	255,840

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,333.00	SF	4.00	4.00	
2	0845	KOOL DECK	0	100	0	0	1,058.00	SF	7.25	7.25	
3	0861	POOL GUNIT	0	100	36	17	612.00	SF	85.00	85.00	
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	
5	0910	SCRN RM L	0	100	0	0	1,568.00	SF	15.00	15.00	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
7	0910	SCRN RM L	0	100	0	0	204.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,625	145.4520	192.00	312,000	1988	1988	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 2020											
Heated Area: 1210 HX Base Yr											
20 12 20 12 20 12 20 12 20 12 20 12 26 26 26 26 26 26 26 26 26 26 26 26 21 10 31 39 21 2 4 4 16 16 16 16											
FSP 2014 BAS 2016 FGR 1993 BAS 1993 FOP 1993 FSP 1993											
BLD DATE: 05/06/2025 LGL DATE: 05/06/2025											
XF DATE: MLU INC DATE: AG DATE:											

2036 ORCA CT, FERNANDINA BEACH

TOTAL OB/XF											
25,171											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		255,840	
TOTAL MARKET OB/XF VALUE		25,171	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		481,011	
SOH/AGL Deduction		211,026	
ASSESSED VALUE		269,985	
TOTAL EXEMPTION VALUE		13	269,985
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		481,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632814	ADDITION	0	08/09/2016
6442	SWIM POOL	14,350	05/03/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1476/0307	2/02/2007	WD	Q	I		234,600	
GRANTOR: HAIGLEY ARDEN V							
GRANTEE: SULLIVAN MARLENE M							
0824/1010	2/27/1998	WD	Q	I		95,000	
GRANTOR: BELLOWS MICHAEL D & C							
GRANTEE: HAIGLEY ARDEN V							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W12 FSP=[YR=2014] W20 S12 BAS=[YR=1993] W10FGR=[YR=1993] W21 S26 E21 N26\$ S26 E2 FOP=[YR=1993] S4 E16 N4 W16\$ E39 N26W31\$ E20 N12\$ S12 E12 N12\$.											