LOT 6
IN OR 2015/319
OAK CREST PB 5/135

ESCHMANN RONALD S/BIRD DAWN S
2022 ORCA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

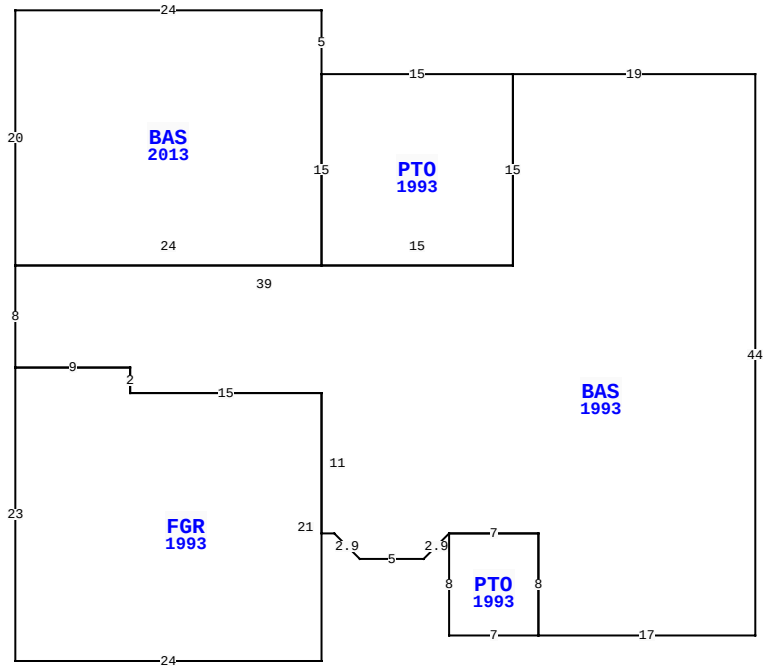
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1993	1,371	210,255
BAS	480	100	2013	480	73,612
FGR	522	55	1993	287	44,014
PTO	56	5	1993	3	460
PTO	225	5	1993	11	1,687
TOTALS	2,654			2,152	330,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,152	137.4940	181.49	390,566	1987	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2017 Heated Area: 1851 HX Base Yr 2017



2022 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		330,028
TOTAL MARKET OB/XF VALUE		18,739
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		548,767
SOH/AGL Deduction		254,367
ASSESSED VALUE		294,400
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		238,678
TOTAL JUST VALUE		548,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5317	SWIM POOL	11,500	11/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/240	5/01/2024	QC	U	I	11	100
GRANTOR: ESCHMANN RONALD A						
GRANTEE: ESCHMANN RONALD S						
2015/0319	11/18/2015	WD	Q	I	02	264,500
GRANTOR: DOVE WAYNE A & JULIE						
GRANTEE: ESCHMANN RONALD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] W15 BAS=[YR=2013] N5 W24 S20 E24 N15$ S15 E15 N15$ S15 W39 S8 FGR=[YR=1993] S23 E24 N21 W15 N2 W9 $ E9 S2 E15 S11 E1 D2 R2 E5 U2 R2 PTO=[YR=1993] S8 E7 N8 W7$ E7 S8 E17 N44$.

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	0811	CONCRETE B	0	100	0	0	956.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,461	
3	0861	POOL GUNIT	0	100	34	15	510.00	SF	85.00	85.00	100	1989	1989	3	20	8,670	
4	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	100	1989	1989	3	54.5	1,976	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2008	2008	3	31	1,786	
6	0810	CONCRETE A	0	100	0	0	230.00	SF	6.50	6.50	100	2000	2000	3	77	1,151	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2008	2008	3	31	595	

LAND DESCRIPTION

TOTAL OB/XF 18,739

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		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