LOT 8
IN OR 1938/1298
OAK CREST PB 5/135

HOWELL ROBIN E & JODY E
2037 ORCA COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

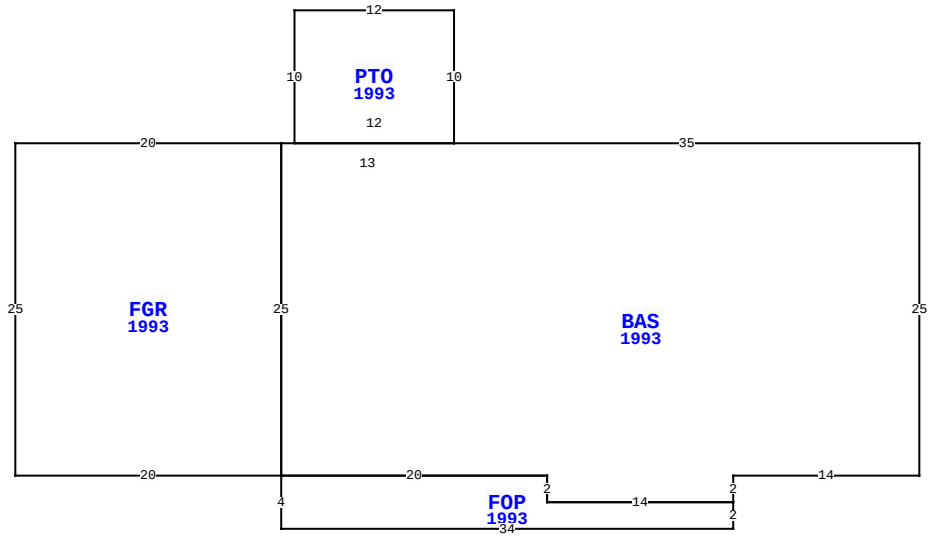
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1993	1,228	179,432
FGR	500	55	1993	275	40,183
FOP	108	30	1993	32	4,676
PTO	120	5	1993	6	876
TOTALS	1,956			1,541	225,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,541	133.0182	175.58	270,569	1988	1988	0	0	0	16.78	83.22

1 SNGL FAM – 100% - 2015 Heated Area: 1228 HX Base Yr



2037 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		225,168
TOTAL MARKET OB/XF VALUE		3,341
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		428,509
SOH/AGL Deduction		86,368
ASSESSED VALUE		342,141
TOTAL EXEMPTION VALUE	13	342,141
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5017	NEW CONSTR	44,425	07/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/1298	9/17/2014	WD	Q	I	01	190,000
GRANTOR: CASTO LAURA M						
GRANTEE: HOWELL ROBIN E & JO						
0953/0992	10/12/2000	WD	Q	I		110,000
GRANTOR: SEVERN LAWRENCE T & L						
GRANTEE: CASTO LAURA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 PTO=[YR=1993] N10 W12 S10 E12 $ W13
FGR=[YR=1993] W20 S25 E20 FOP=[YR=1993] S4 E34 N2 W14 N2 W20
$ N25 $ S25 E20 S2 E14 N2 E14 N25 $.

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	0812	CONCRETE C	0	100	94	16	1,504.00	SF	4.00	4.00	100	1988	1988	3	52	3,128	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1988	1988	3	52	213	

LAND DESCRIPTION

TOTAL OB/XF 3,341

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