LOT 9
IN OR 1933/1158
OAK CREST PB 5/135

CAMPBELL JULIE A
2045 ORCA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

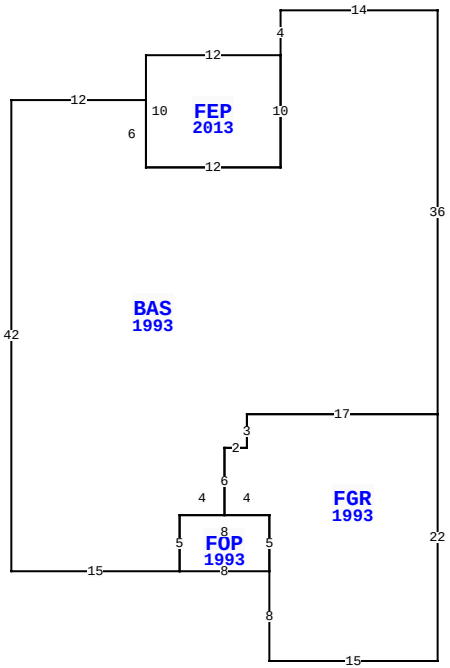
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	1,356	100	1993	1,356	194,117
FEP	120	80	2013	96	13,743
FGR	360	55	1993	198	28,344
FOP	40	30	1993	12	1,718
TOTALS	1,876			1,662	237,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,662	129.4900	170.93	284,086	1988	1988	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2015 Heated Area: 1356 HX Base Yr 2015



2045 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		237,922
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		439,650
SOH/AGL Deduction		261,496
ASSESSED VALUE		178,154
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,432
TOTAL JUST VALUE		439,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6431	ADDITION	8,800	10/12/1992
4570	NEW CONSTR	38,140	12/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1933/1158	8/21/2014	WD	Q	I	02	165,000
GRANTOR: COLLIER DOUGLAS WAYNE						
GRANTEE: CAMPBELL JULIE A						
0948/0566	9/07/2000	WD	U	I		124,000
GRANTOR: WATERS ERICH & PATRIC						
GRANTEE: COLLIER DOULGAS WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S4 FEP=[YR=2013] W12 S10 E12 N10 $ S10 W12 N6 W12 S42 E15 FOP=[YR=1993] E8 FGR=[YR=1993] S8 E15 N22 W17 S3 W2 S6 E4 S5 $ N5 W8 S5 $ N5 E4 N6 E2 N3 E17 N36 $.

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	0811	CONCRETE B	0	100	47	12	564.00	SF	5.20	5.20	100	1988	1988	3	52	1,525	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1988	1988	3	52	203	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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