LOT 10
IN OR 2089/496
OAK CREST PB 5/135

GRIFFIN ANGELA K
2057 ORCA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0010-0000

BUILDING CHARACTERISTICS

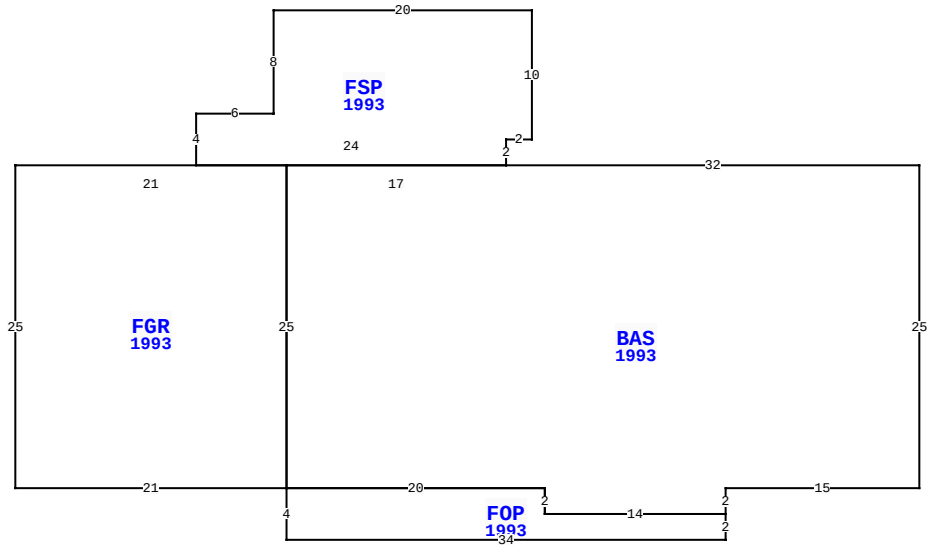
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,253	100	1993	1,253	174,705
FGR	525	55	1993	289	40,295
FOP	108	30	1993	32	4,462
FSP	260	40	1993	104	14,501
TOTALS	2,146			1,678	233,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,678	127.4200	168.19	282,223	1987	1987	0	0	0	17.10	82.90

1 SNGL FAM – 100% - 2017 Heated Area: 1253 HX Base Yr 2017



2057 ORCA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		233,963
TOTAL MARKET OB/XF VALUE		2,291
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		436,254
SOH/AGL Deduction		244,028
ASSESSED VALUE		192,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,504
TOTAL JUST VALUE		436,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4260	NEW CONSTR	42,940	07/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0496	12/14/2016	WD	Q	I	01	170,000
GRANTOR: BYERLY WILLIAM J III						
GRANTEE: GRIFFIN ANGELA K						
2082/0891	10/28/2016	FJ	U	I	11	0
GRANTOR: BYERLY CATHERINE C ES						
GRANTEE: BYERLY RICHARD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FSP=[YR=1993] N2 E2 N10 W20 S8 W6 S4 E24 $ W17 FGR=[YR=1993] W21 S25 E21 N25 $ S25 FOP=[YR=1993] S4 E34 N2 W14 N2 W20 $ E20 S2 E14 N2 E15 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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1987	1987	3	49.5	232	
2	0811	CONCRETE B	0	100	50	16	800.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,059	

LAND DESCRIPTION

TOTAL OB/XF 2,291

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