LOT 11 OR 547/688
OAK CREST PB 5/135

BRYANT LINDA E
2063 ORCA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0410-0011-0000

BUILDING CHARACTERISTICS

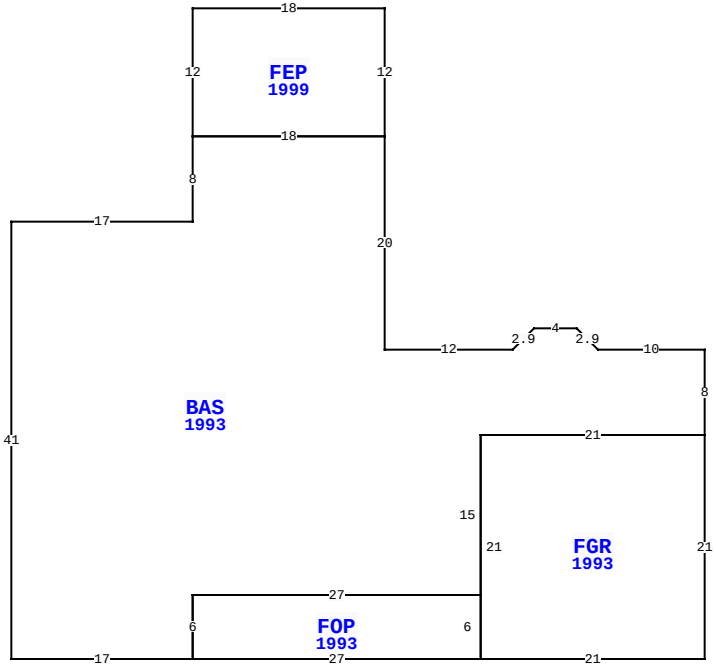
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,858	100	1993	1,858	253,729
FEP	216	80	1999	173	23,625
FGR	441	55	1993	243	33,184
FOP	162	30	1993	49	6,691
TOTALS	2,677			2,323	317,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,323	124.6462	164.53	382,203	1988	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2022 Heated Area: 1858 HX Base Yr 2022



2063 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		317,228
TOTAL MARKET OB/XF VALUE		4,246
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		521,474
SOH/AGL Deduction		223,273
ASSESSED VALUE		298,201
TOTAL EXEMPTION VALUE	HX HB VX WX VP	203,209
BASE TAXABLE VALUE		94,992
TOTAL JUST VALUE		521,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013198	REPAIR/RRF	1,500	04/01/2001
B9804715	ADDITION	3,490	02/02/1998
5302	ADDITION	1,224	11/16/1988
4885	NEW CONSTR	48,099	05/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0547/0688	7/12/1988	WD	Q	I		77,900
GRANTOR: JOHUBOKE INC						
GRANTEE: BRYANT OLAN & LINDA						
0547/0524	7/11/1988	WD	U	V	09	30,000
GRANTOR: MIDLAND PROP PRTNRSP						
GRANTEE: JOHUBOKE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 U2 L2 W4 D2 L2 W12 N20 FEP=[YR=1999] N12 W18 S12 E18 $ W18S8 W17 S41 E17 FOP=[YR=1993] E27 FGR=[YR=1993] E21 N21 W21 S21 $ N6 W27 S6 $ N6 E27 N15 E21 N8 $.

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	51	16	816.00	SF	6.50	6.50	100	1988	1988	3	52	2,758	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1988	1988	3	52	345	
3	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100	1988	1988	3	52	183	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1999	1999	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 4,246

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