

LOT 43
IN OR 2045/1660
OCEAN RIDGE PB 5/103 & 104

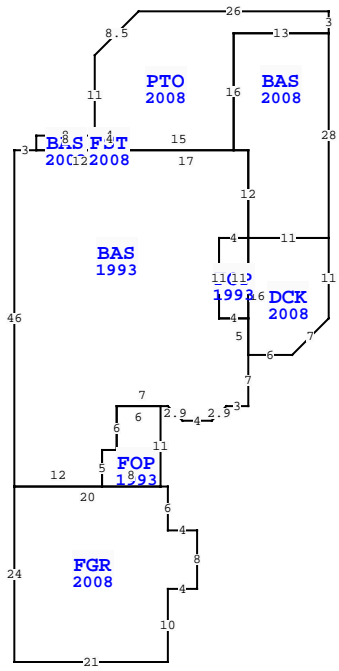
BENNETT J KIRK & ELISABETH S
106 CORMORANT CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-155R-0043-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
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	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1075.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,232	100
BAS	16	100
BAS	340	100
DCK	164	10
FGR	536	55
FOP	44	30
FOP	76	30
FST	8	55
PTO	374	5
TOTALS	2,790	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,958	115.8360	152.90	299,378	1986	1995		0	0	14.30	85.70
1 SNGL FAM - 100% - 2017 Heated Area: 1588 HX Base Yr 2017												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			256,567
TOTAL MARKET OB/XF VALUE			5,048
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			561,615
SOH/AGL Deduction			274,865
ASSESSED VALUE			286,750
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			236,028
TOTAL JUST VALUE			561,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			509,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080848	H/AC	11,200	05/19/2008
20080831	REPAIR/RRF	2,000	05/15/2008
20080832	ADDITION	30,000	05/15/2008
20080452	ELEC OTHER	2,100	03/20/2008
20080402	OTHER	2,695	03/18/2008
20080346	REMODEL	25,000	03/06/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/1660	5/13/2016	WD	Q	I	01	362,000
GRANTOR: BIRTLES REED						
GRANTEE: BENNETT J KIRK & EL						
1673/1834	4/12/2010	QC	U	I	11	100
GRANTOR: BIRTLES MARY						
GRANTEE: BIRTLES REED						

EXTRA FEATURES																
L N	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	43	19	SF	5.20	5.20	100	1986	1986	3	47	1,997	
2	0811	CONCRETE B	0	100	55	3	SF	5.20	5.20	100	1986	1986	3	47	403	
3	0855	CONC PAVER	0	100	0	0	SF	7.00	7.00	100	2009	2009	3	89	2,648	

BLD DATE		LGL DATE	
11/20/2008	DJ		
XF DATE		LAND DATE	
		04/30/2025	MLU
INC DATE		AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2008] W26 D6 L6 S11 BAS=[YR=2008] W8S2	
BAS=[YR=1993] W3 S46 FGR=[YR=2008] S24 E21 N10 E4 N8 W4 N6	
W1 FOP=[YR=1993] N11 W6 S6 W2 S5 E8\$ W20\$ E12 N5 E2 N6 E7	
D2 R2 E4 U2 R2 E3 N7 DCK=[YR=2008] E6 U5 R5 N11	
BAS=[YR=2008] N28 W13 S16 E2 S12 FOP=[YR=1993] W4 S11 E4	
N11\$ E11\$ W11 S16\$ N5 W4 N11 E4 N12 W17 FST=[YR=2008] N2 W4	
S2 E4\$ W12\$ E8 N2\$ E4 S2 E15 N16 E13 N3\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							