

LOT 51
IN OR 1794/576
OCEAN RIDGE PB 5/103 & 104

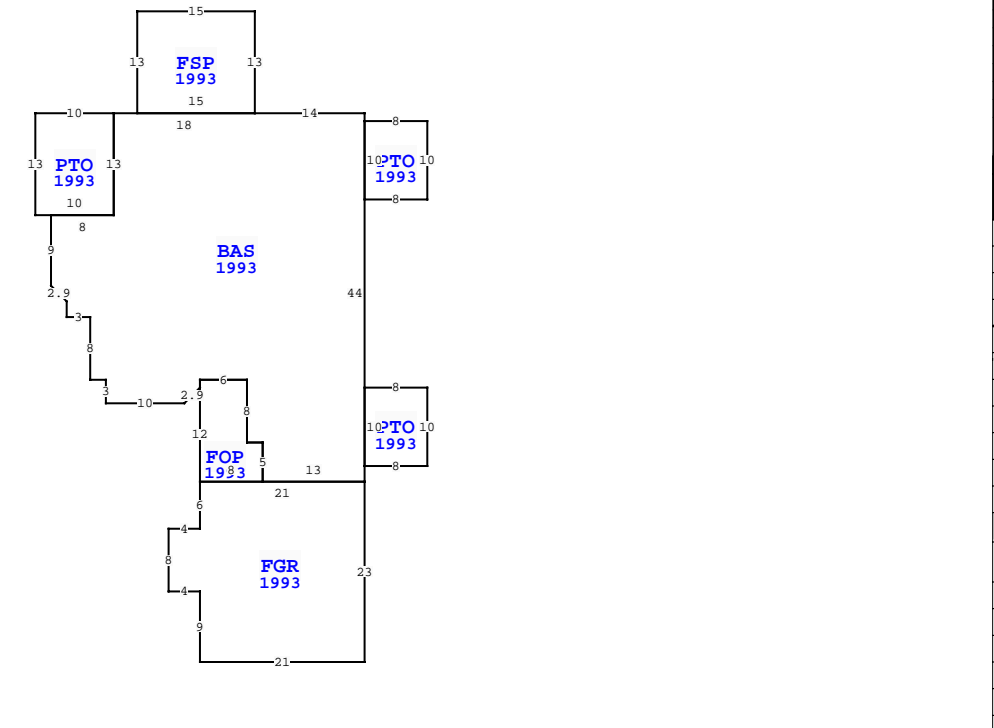
MCCARTHY MARY E &/HARPER DEBORAH A
103 CORMORANT CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-155R-0051-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	14 CARPET 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,830	108.6000	143.35	262,330	1987	1995	0	0	14.30	85.70	



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,429	100	1993	1,429	175,554
FGR	515	55	1993	283	34,767
FOP	88	30	1993	26	3,194
FSP	195	40	1993	78	9,582
PTO	80	5	1993	4	491
PTO	80	5	1993	4	491
PTO	130	5	1993	6	737
TOTALS	2,517			1,830	224,817

103 CORMORANT CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025
INC DATE		AG DATE	MLU

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
1	0811	CONCRETE B	0	100	44	17			5.20	100	1987	1987
2	0810	CONCRETE A	0	100	49	3			6.50	100	1987	1987

TOTAL OB/XF 2,398

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	DPHT 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			R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			224,817
TOTAL MARKET OB/XF VALUE			2,398
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			527,215
SOH/AGL Deduction			309,987
ASSESSED VALUE			217,228
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			166,506
TOTAL JUST VALUE			527,215
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041861	REPAIR/RRF	7,000	10/14/2004
BP4029	N/A	48,200	12/11/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1794/0576	5/02/2012	TD Q	I	02	200,000	
GRANTOR: HOPKINS CHRISTINE R T						
GRANTEE: MCCARTHY MARY E & D						
1794/0575	4/23/2012	WD U	I	30	100	
GRANTOR: RIMBAUD GERTRUDE M TR						
GRANTEE: HOPKINS CHRISTINE R						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
 PTO=[YR=1993] W8 BAS=[YR=1993] N1 W14 FSP=[YR=1993] N13 W15
 S13 E15 \$ W18 PTO=[YR=1993] W10 S13 E10 N13 \$ S13 W8 S9 R2
 D2 S2 E3 S8 E2 S3 E10 U2 R2 FOP=[YR=1993] S12 FGR=[YR=1993]
 S6 W4S8E4 S9 E21N23 W21 \$E8 N5 W2 N8 W6 S1\$ N1 E6S8 E2 S5 E13
 N2 PTO=[YR=1993] E8 N10W8 S10 \$ N44 \$ S10 E8 N10\$.