PT OF E1/2 OF S1/2 OF SE1/4
IN OR 1881/327

GARRETT DONNA
95099 ORIOLE ST
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0012-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

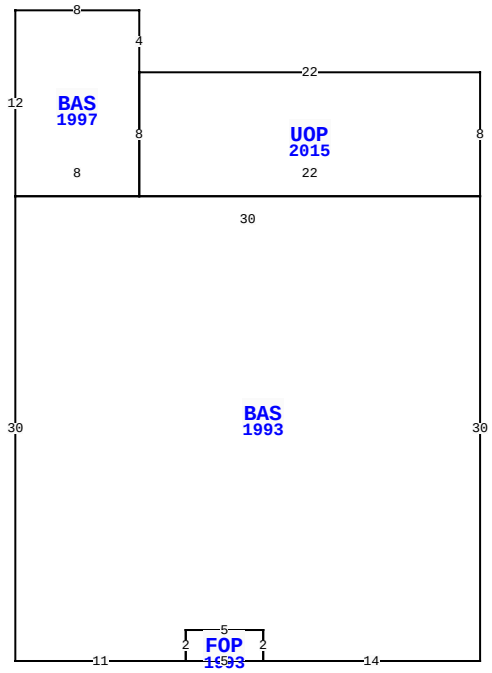
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	890	100	1993	890	87,209
BAS	96	100	1997	96	9,407
FOP	10	30	1993	3	294
UOP	176	20	2015	35	3,429
TOTALS	1,172			1,024	100,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,024	117.0720	117.07	119,880	1990	1994	0	0	0	16.30	83.70

1 SINGLE FAM – 100% - 2014 Heated Area: 986 HX Base Yr 2014



95099 ORIOLE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		100,340
TOTAL MARKET OB/XF VALUE		3,527
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		217,867
SOH/AGL Deduction		124,214
ASSESSED VALUE		93,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,931
TOTAL JUST VALUE		217,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6514	NEW CONSTR	29,300	06/06/1990
03419	H/AC	2,100	06/06/1990
6726	NEW CONSTR	1,000	06/06/1990
3941	NEW CONSTR	1,200	06/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/0327	8/21/2013	WD	U	I	11	100
GRANTOR: WALLER CALVIN H & TAN						
GRANTEE: GARRETT DONNA						
1881/0317	8/21/2013	WD	U	I	11	100
GRANTOR: WALLER CALVIN H & TAN						
GRANTEE: WALLER CALVIN HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W22 BAS=[YR=1997] N4 W8 S12 BAS=[YR=1993] S30 E11 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E14 N30 W30$ E8 N8$ S8 E22 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0350	CARPORT WD	0	100	30	8	240.00	SF	6.50	6.50	100	2018	2018	3	78	1,217	

LAND DESCRIPTION

TOTAL OB/XF 3,527

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	0007	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	100,000.00	100,000.00	114,000							

REVIEW DATE 03/08/2022 BY KWA Total Acres: 1.14 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 07/30/2025 BY SYS