

BUCHANON MICHAEL T & CASEY M
2080 ORCA CT
FERNANDINA BEACH, FL 32034

00-00-30-0410-0001-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
Exterior Wall	10	ABOVE AVG 80					0900	01	1,860	123.5192	171.69	319,343	1987	2000	0	0	12.10	87.90	VALUATION BY				STANDARD			
Exterior Wall	12	CEDAR 20					1 SNGL FAM 100% - 2018 Heated Area: 1625 HX Base Yr 2018										Tax Group: 8 Tax Dist:									
RooF Structur	03	GABLE/HIP 100					The floor plan shows a main rectangular building with several smaller additions. Key areas are labeled: BAS 2010 (Basement), FOP 2010 (Front Porch), BAS 1993 (Backyard Addition), and FGR 1993 (Front Garden Room). Dimensions are provided for various sections.										BUILDING MARKET VALUE				280,702					
RooF Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE				2,030					
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET				205,000					
Interior Floo	14	CARPET 80															TOTAL MARKET VALUE				487,732					
Interior Floo	08	SHT VINYL 20															SOH/AGL Deduction				224,759					
Air Condition	03	CENTRAL 100															ASSESSED VALUE				262,973					
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE				HX HB 51,411					
Bedrooms	3	100															BASE TAXABLE VALUE				211,562					
Bathrooms	2	100															TOTAL JUST VALUE				487,732					
Frame	02	WOOD FRAME 100															NCON VALUE				0					
Stories	1.	1. 100					INCOME VALUE																			
Units	0	100					PREVIOUS YEAR MKT VALUE				474,150															
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	1,395	100	1993	1,395	210,528																					
BAS	230	100	2010	230	34,711																					
FGR	420	55	1993	231	34,861																					
FOP	15	30	2010	4	604																					
TOTALS	2,060			1,860	280,702	2080 ORCA CT, FERNANDINA BEACH										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		04/28/2026 MLU						
EXTRA FEATURES						TOTAL OB/XF 2,030																				
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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1987	1987	3	58	2,030										