

LOT 5
IN OR 1476/307
OAK CREST PB 5/135

SULLIVAN MARLENE M & ROBERT
2036 ORCA COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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	1,066	100	1993	1,066	175,652
BAS	144	100	2016	144	23,728
FGR	546	55	1993	300	49,433
FOP	64	30	1993	19	3,130
FSP	240	40	2014	96	15,818
TOTALS	2,060			1,625	267,762

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
3	0860	POOL/SPA	0 100	0	0	1.00	UT	60,000.00	60,000.00	100	1990	1990	05	85	51,000	
4	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1990	1990	3	20	576	
5	0910	SCRN RM L	0 100	0	0	1,568.00	SF	15.00	15.00	100	1995	1995	3	20	4,704	
7	0910	SCRN RM L	0 100	0	0	204.00	SF	15.00	15.00	100	2016	2016	3	65	1,989	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,625	145.4520	202.18	328,542	1988	1988	0	0	0	18.50	81.50
1 SNGL FAM 100% - 2020 Heated Area: 1210 HX Base Yr												
TOTALS	2,060		1,625	267,762								

2036 ORCA CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
58,269												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			267,762
TOTAL MARKET OB/XF VALUE			58,269
TOTAL LAND VALUE - MARKET			205,000
TOTAL MARKET VALUE			531,031
SOH/AGL Deduction			253,756
ASSESSED VALUE			277,275
TOTAL EXEMPTION VALUE			13 277,275
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			531,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632814	ADDITION	0	08/09/2016
6442	SWIM POOL	14,350	05/03/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1476/0307	2/02/2007	WD	Q	I		234,600	
GRANTOR: HAIGLEY ARDEN V							
GRANTEE: SULLIVAN MARLENE M							
0824/1010	2/27/1998	WD	Q	I		95,000	
GRANTOR: BELLOWS MICHAEL D & C							
GRANTEE: HAIGLEY ARDEN V							

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2016] W12 FSP=[YR=2014] W20 S12 BAS=[YR=1993] W10FGR=[YR=1993] W21 S26 E21 N26\$ S26 E2 FOP=[YR=1993] S4 E16 N4 W16\$ E39 N26W31\$ E20 N12\$ S12 E12 N12\$.		