LOT 7
OAK CREST PB 5/135

STANDBY TRUST/SHERWOOD PATRICK B TRUSTEE
2023 ORCA CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

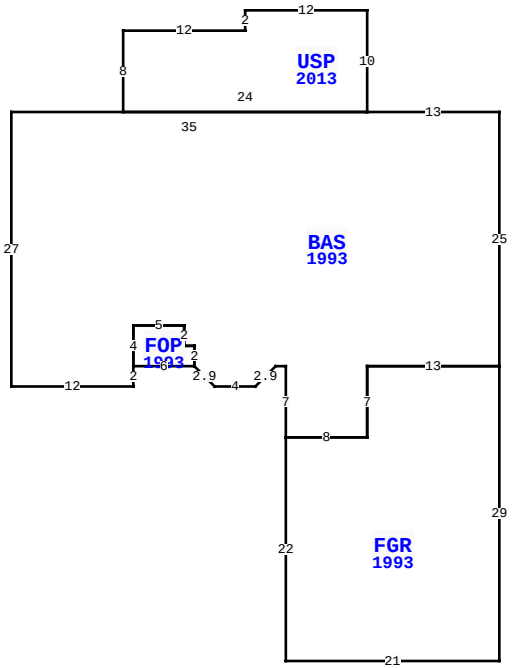
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,270	100	1993	1,270	204,371
FGR	553	55	1993	304	48,920
FOP	22	30	1993	7	1,126
USP	216	30	2013	65	10,460
TOTALS	2,061			1,646	264,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,646	139.8216	194.35	319,900	1987	1987	0	0	0	17.20	82.80

1 SNGL FAM 0% - 2026 Heated Area: 1270 HX Base Yr



2023 ORCA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	264,877
TOTAL MARKET OB/XF VALUE	1,512
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	471,389
SOH/AGL Deduction	0
ASSESSED VALUE	471,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,389
TOTAL JUST VALUE	471,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/1250	8/15/2025	FJ	U	I	11	0
GRANTOR: SHERWOOD FREDERICK L						
GRANTEE: STANDBY TRUST						
0533/1020	12/23/1987	WD	Q	I		69,400
GRANTOR: JOHUBOKE INC						
GRANTEE: SHERWOOD FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=2013] N10 W12 S2 W12 S8 E24 $ W35 S27 E12 N2 FOP=[YR=1993] E6 N2 W1 N2 W5 S4 $ N4 E5 S2 E1 S2 D2 R2 E4 U2 R2 E1 S7 FGR=[YR=1993] S22 E21 N29 W13 S7 W8 $ E8 N7 E13 N25 $.

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
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	21	1,512	

LAND DESCRIPTION

TOTAL OB/XF 1,512

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS