LOT 11
OAK CREST PB 5/135

DOMINY ROSS C & DANA C
2063 ORCA CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0011-0000

BUILDING CHARACTERISTICS

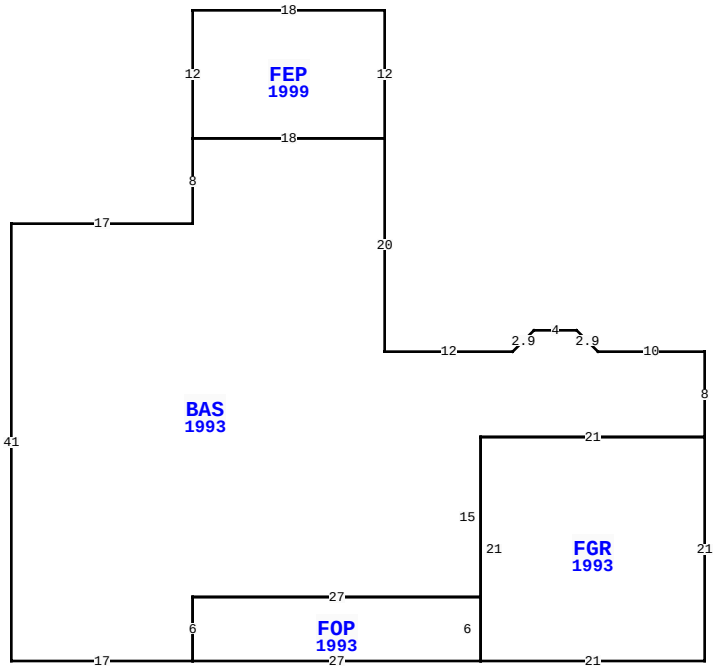
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,858	100	1993	1,858	265,582
FEP	216	80	1999	173	24,729
FGR	441	55	1993	243	34,734
FOP	162	30	1993	49	7,004
TOTALS	2,677			2,323	332,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,323	124.6462	173.26	402,483	1988	1990	0	0	0	17.50	82.50

1 SNGL FAM 0% - 2026 Heated Area: 1858 HX Base Yr



2063 ORCA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	332,048
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	538,008
SOH/AGL Deduction	0
ASSESSED VALUE	538,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,008
TOTAL JUST VALUE	538,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	521,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013198	REPAIR/RRF	1,500	04/01/2001
B9804715	ADDITION	3,490	02/02/1998
5302	ADDITION	1,224	11/16/1988
4885	NEW CONSTR	48,099	05/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/1423	5/26/2026	WD	Q	I	01	660,000
GRANTOR: LEPIERRE GARY DAVID						
GRANTEE: DOMINY ROSS C & DAN						
2815/917	9/12/2025	WD	U	I	37	415,000
GRANTOR: BRYANT LINDA E						
GRANTEE: LEPIERRE GARY DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 U2 L2 W4 D2 L2 W12 N20 FEP=[YR=1999] N12 W18 S12 E18 $ W18S8 W17 S41 E17 FOP=[YR=1993] E27 FGR=[YR=1993] E21 N21 W21 S21 $ N6 W27 S6 $ N6 E27 N15 E21 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
4	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1999	1999	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	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