LOT 12
IN OR 524 PG 1180
OAK CREST PB 5/135

HANCOCK C EDWARD & SANDRA A
2075 ORCA COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0410-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

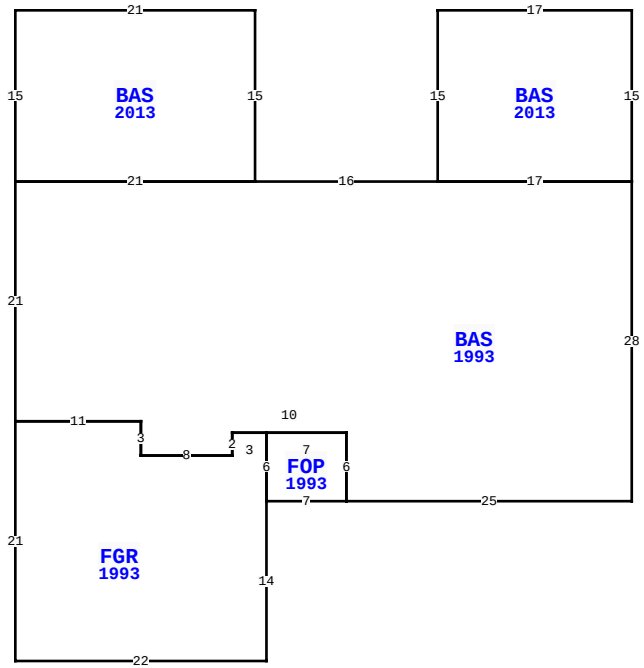
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,343	100	1993	1,343	193,159
BAS	255	100	2013	255	36,676
BAS	315	100	2013	315	45,305
FGR	435	55	1993	239	34,375
FOP	42	30	1993	13	1,869
TOTALS	2,390			2,165	311,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,165	121.4906	168.87	365,604	1987	1995	0	0	0	14.83	85.17

1 SNGL FAM 100% - 1988 Heated Area: 1913 HX Base Yr 1988



2075 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		311,385
TOTAL MARKET OB/XF VALUE		3,182
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		519,567
SOH/AGL Deduction		376,022
ASSESSED VALUE		143,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,134
TOTAL JUST VALUE		519,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1115978	H/AC	49	04/01/2011
M15978	H/AC	0	03/01/2011
E017725	REMODEL	200	02/01/2001
M014858	SIGNS	100	02/01/2001
P014510	REMODEL	100	02/01/2001
B970568	REPAIR/RRF	2,100	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0524/1180	8/19/1987	WD	Q	I		65,900
GRANTOR: JOHUBOKE						
GRANTEE: HANCOCK C EDWARD						
0524/1179	8/19/1987	WD	Q	V		10,000
GRANTOR: MIDLAND						
GRANTEE: JOHUBOKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 S15 BAS=[YR=1993] W16 BAS=[YR=2013] N15 W21 S15 E21 $ W21 S21 FGR=[YR=1993] S21 E22 N14 FOP=[YR=1993] E7 N6 W7 S6 $ N6 W3 S2 W8 N3 W11 $ E11 S3 E8N2 E10 S6 E25 N28 W17$ E17 N15$.

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	1987	1987	3	58	2,030	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1999	1999	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,182

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		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