S-19 OF LOTS 80 & 81
IN OR 2102/992
AKA BLK A LOT 4 AMELIA ACRES

CHAN ARTHUR &/HOTTOIS JULEE
803 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000A-0040

BUILDING CHARACTERISTICS

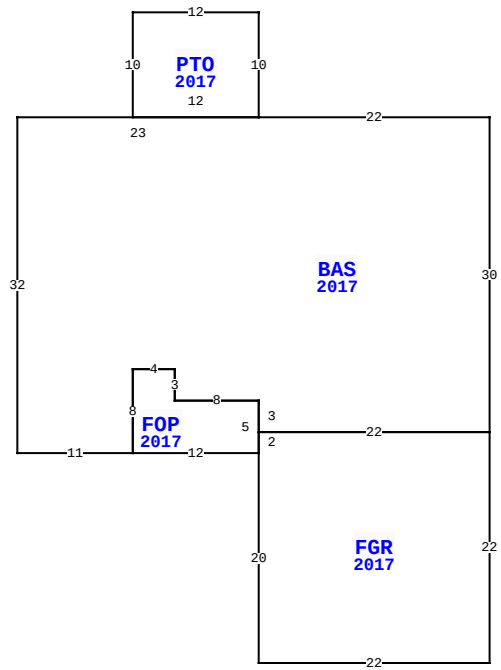
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	1,324	195,549
FGR	484	55	266	39,287
FOP	72	30	22	3,250
PTO	120	5	6	886
TOTALS	2,000		1,618	238,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,618	126.9135	150.71	243,849	2017	2017	0	0	0	2.00	98.00

2 SNGL FAM – 100% - 2019 Heated Area: 1324 HX Base Yr 2019



803 CURNUTTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		238,972
TOTAL MARKET OB/XF VALUE		8,437
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		347,409
SOH/AGL Deduction		76,866
ASSESSED VALUE		270,543
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,543
TOTAL JUST VALUE		347,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633009	CO ISSUED	0	02/06/2017
B1633009	NEW CONSTR	173,122	09/07/2016
B1530602	DEMOLITION	0	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0992	2/17/2017	WD	Q	I	01	275,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: CHAN ARTHUR & JULEE						
2055/1960	6/30/2016	WD	U	V	37	47,000
GRANTOR: MILLIKEN GLENDA & DEA						
GRANTEE: SIMMONS 9 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 PTO=[YR=2017] N10 W12 S10 E12$ W23 S32 E11 FOP=[YR=2017] E12 FGR=[YR=2017] S20 E22 N22 W22 S2 $ N5 W8 N3 W4 S8$ N8 E4 S3 E8 S3 E22 N30$.

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	0812	CONCRETE C	0	100	0	0	1,710.00	SF	2.84	2.84	100	2017	2017	3	97	4,711	
2	0810	CONCRETE A	0	100	3	58	174.00	SF	4.62	4.62	100	2017	2017	3	97	779	
3	0476	VF 6 SBPL	0	100	0	0	138.00	LF	22.72	22.72	100	2017	2017	3	94	2,947	

LAND DESCRIPTION

TOTAL OB/XF 8,437

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	SFR	100		RS-2	101.00	132.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS