

S-24 OF LOT 81
A/K/A BLK A LOT 6 AMELIA ACRES
IN OR 684/1380

ROCHESTER MILDRED L
825 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000A-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	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

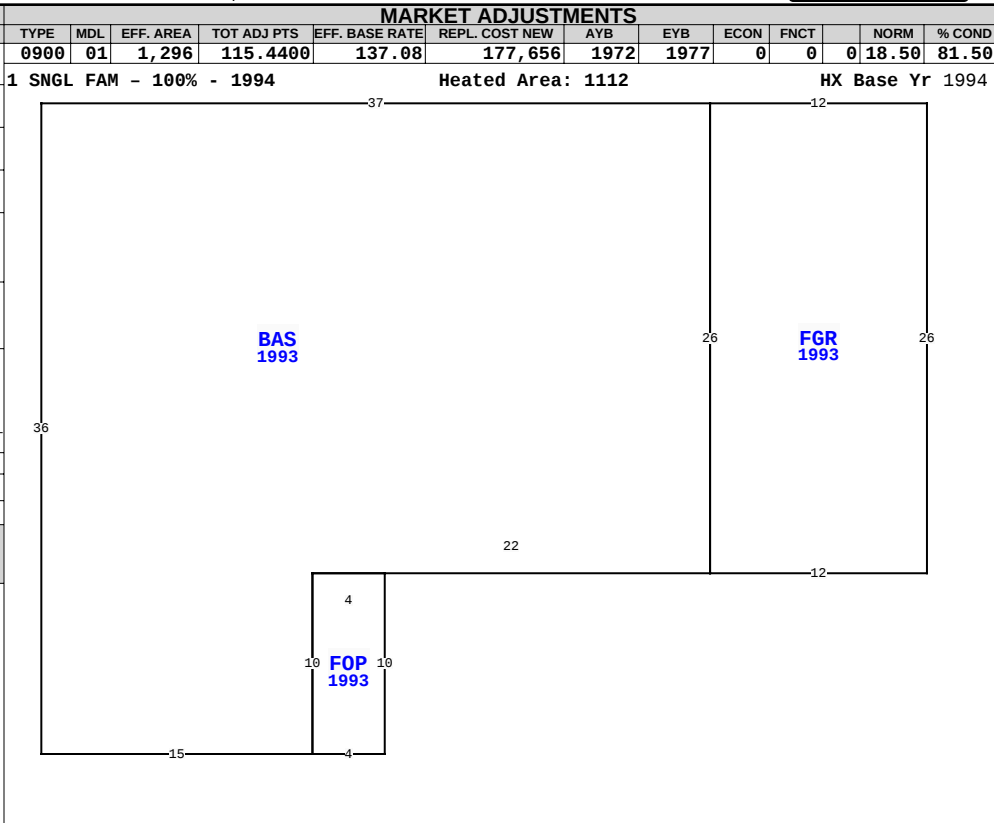
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	124,233
FGR	312	55	172	19,216
FOP	40	30	12	1,341

TOTALS	1,464	1,296	144,790
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1972
2	0811	CONCRETE B	0 100	0	0	987.00	SF	5.20	5.20	100	1995
3	0810	CONCRETE A	0 100	0	0	70.00	SF	6.50	6.50	100	1995
4	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	80.00	120.00	1.00	LT	1.00



825 CURNUTTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1972	1972	3	32	640	
2	0811	CONCRETE B	0 100	0	0	987.00	SF	5.20	5.20	100	1995	1995	3	72	3,695	
3	0810	CONCRETE A	0 100	0	0	70.00	SF	6.50	6.50	100	1995	1995	3	72	328	
4	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	2010	2010	3	50	800	

TOTAL OB/XF											
5,463											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE											
144,790											
TOTAL MARKET OB/XF VALUE											
5,463											
TOTAL LAND VALUE - MARKET											
100,000											
TOTAL MARKET VALUE											
250,253											
SOH/AGL Deduction											
175,118											
ASSESSED VALUE											
75,135											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
25,135											
TOTAL JUST VALUE											
250,253											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
214,034											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00147	REPAIR/RRF	800	05/18/1993
7613	REPAIR/RRF	1,000	10/16/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0684/1380	7/13/1993	WD	Q	I		61,200	
GRANTOR: GUEST JOHN & KAREN							
GRANTEE: ROCHESTER MILDRED &							
0495/0654	8/01/1986	WD	Q	I		50,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W12 BAS=[YR=1993] W37 S36 E15 FOP=[YR=1993] E4 N10 W4 S10\$ N10E22 N26\$ S26 E12 N26\$.											