S-27 OF LOT 81
A/K/A BLK B LOT 4 AMELIA
AC UNR IN OR 1860/1425

CARNES BRENT
838 CURNUTTE DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0050-000B-0040**

## BUILDING CHARACTERISTICS

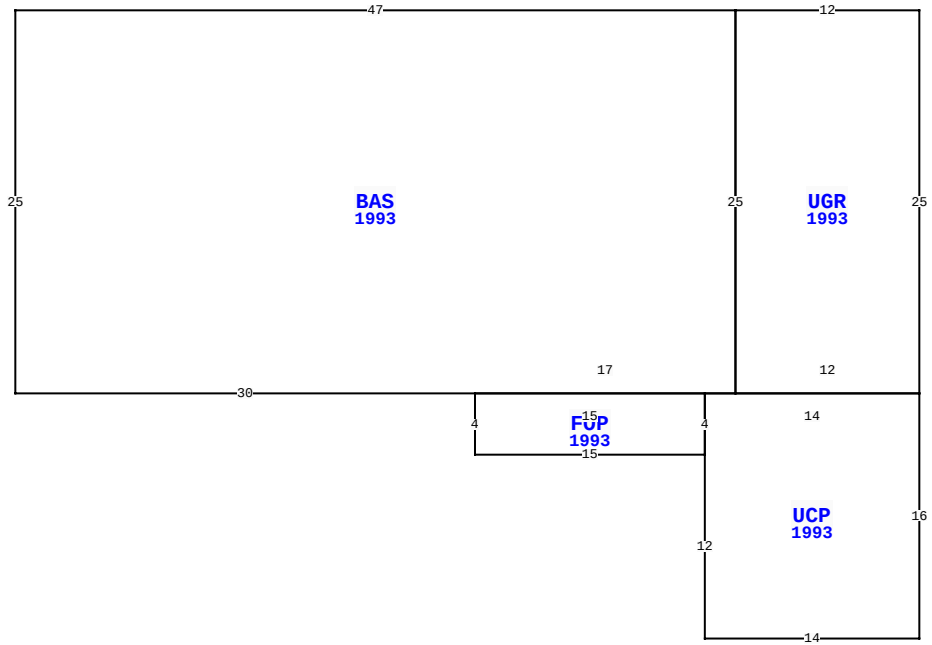
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1,175 | 100 | 1,175 | 115,231 |
| FOP | 60 | 30 | 18 | 1,765 |
| UCP | 224 | 20 | 45 | 4,413 |
| UGR | 300 | 45 | 135 | 13,239 |
| TOTALS | 1,759 | | 1,373 | 134,648 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,373 | 116.4800 | 138.32 | 189,913 | 1973 | 1980 | 0 | 0 | 0 | 29.10 | 70.90 |

1 SNGL FAM – 100% - 2022 Heated Area: 1175 HX Base Yr 2022




838 CURNUTTE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,648 |
| TOTAL MARKET OB/XF VALUE | | 2,984 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 237,632 |
| SOH/AGL Deduction | | 24,449 |
| ASSESSED VALUE | | 213,183 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 163,183 |
| TOTAL JUST VALUE | | 237,632 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 206,974 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8515 | GARAGE | 16,150 | 11/18/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1860/1425 | 5/31/2013 | WD | Q | I | 01 | 94,000 |
| GRANTOR: MIDDLETON PATRICIA L | | | | | | |
| GRANTEE: CARNES BRENT | | | | | | |
| 1780/1368 | 2/02/2012 | TD | U | I | 30 | 100 |
| GRANTOR: MIDDLETON PATRICIA L | | | | | | |
| GRANTEE: MIDDLETON PATRICIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W12 BAS=[YR=1993] W47 S25 E30 FOP=[YR=1993] S4 E15 UCP=[YR=1993] S12 E14 N16 W14 S4 $ N4 W15 $ E17 N25 $ S25 E12 N25 $ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 27 | 8 | 216.00 | SF | 6.50 | 6.50 | 100 | 1973 | 1973 | 3 | 25 | 351 | |
| 2 | 2703 | QUONSET AB | 0 | 100 | 25 | 39 | 975.00 | SF | 13.50 | 13.50 | 100 | 1992 | 1992 | 3 | 20 | 2,633 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,984

| 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 | 95.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 04/28/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS