

S-50 S-52 & S-53 OF LOT 83
IN OR 418 PG 777
SUB PT OF SEC 4 PB 0/59

REVOREDO NICK A/
19637 SEMINOLE ST
SUGAR LOAF KEY, FL 33042

2023

00-00-30-0050-000B-0080



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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
BAL	32	15	5	507
BAS	850	100	850	86,244
BAS	350	100	350	35,512
DCK	200	10	20	2,029
FUS	408	100	408	41,397
UDG	752	55	414	42,006
UOP	144	20	29	2,942
UOP	68	20	14	1,420
TOTALS	2,804		2,090	212,059

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,090	103.8800	123.36	257,822	1975	1980	0	0	17.75	82.25
1 SNGL FAM - 100% - 1988 Heated Area: 1608 HX Base Yr 1988											
886 CURNUTTE DR, FERNANDINA BEACH											

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		212,059	
TOTAL MARKET OB/XF VALUE		5,673	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		317,732	
SOH/AGL Deduction		182,390	
ASSESSED VALUE		135,342	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		80,342	
TOTAL JUST VALUE		317,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,518	

PERMIT NUM				DESCRIPTION				AMT				ISSUED			

SALES DATA

OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE	
2615/1674		12/21/2022		QC		U		I		11		100	

GRANTOR: ACOSTA GILBERT F

GRANTEE: REVOREDO NICK A

2605/0091		11/08/2022		QC		U		I		11		100	
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GRANTOR: REVOREDO NICHOLAS A

GRANTEE: ACOSTA GILBERT F

BUILDING NOTES