BLOCK E LOT 7
IN OR 736/1397
SUB OF SEC 4 PB 0/59

SUCARA RICHELLE M
269 TURKEY CREEK
ALACHUA, FL 32615

2023

00-00-30-0050-000E-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

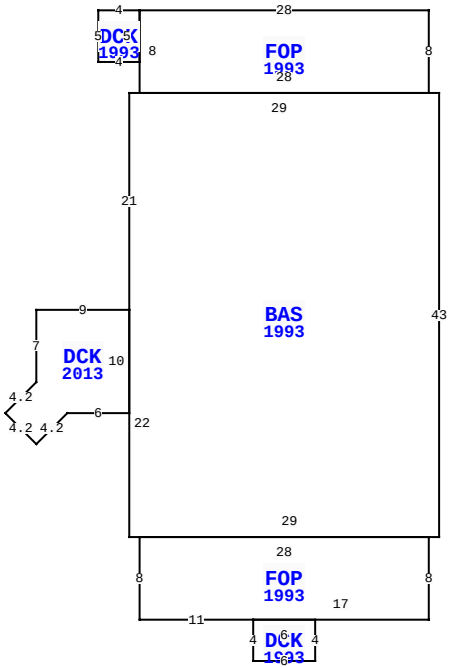
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,290	100	1,290	121,864
DCK	20	10	2	189
DCK	24	10	2	189
DCK	104	10	10	945
FOP	224	30	67	6,329
FOP	224	30	67	6,329
TOTALS	1,886		1,438	135,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,438	107.5000	127.66	183,575	1940	1970	0	0	0	26.00	74.00

1 SNGL FAM – 0% - 0 Heated Area: 1290 HX Base Yr



893 CURNUTTE DR, FERNANDINA BEACH

BLD DATE	07/15/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	194,904
TOTAL MARKET OB/XF VALUE	7,187
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	327,091
SOH/AGL Deduction	65,807
ASSESSED VALUE	261,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,284
TOTAL JUST VALUE	327,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035502	REPAIR/RRF	6,000	10/01/2003
5823	GARAGE	9,724	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0736/1397	8/17/1995	QC	U	I	06	21,000
GRANTOR: SUCARA GAROON						
GRANTEE: SUCARA RICHELLE M						
0555/1182	10/31/1988	WD	U	I	10	35,100
GRANTOR: BURNS ANNIE P						
GRANTEE: BURNS DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FOP=[YR=1993] N8 W28 DCK=[YR=1993] W4 S5 E4 N5$ S8 E28$ W29 S21 DCK=[YR=2013] W9 S7 D3 L3 D3 R3 U3 R3 E6 N10$ S22 E1 FOP=[YR=1993] S8 E11 DCK=[YR=1993] S4 E6 N4 W6$ E17 N8 W28$ E29 N43$.

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
2	0812	CONCRETE C	0	0	0	0	1,576.00	SF	4.00	4.00	100	1991	1991	3	64	4,035	
3	0810	CONCRETE A	0	0	0	0	152.00	SF	6.50	6.50	100	1991	1991	3	64	632	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 7,187

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	0		RS-2	124.00	175.00	1.00	LT		1.00	1.00	1.25	100,000.00	125,000.00	125,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS

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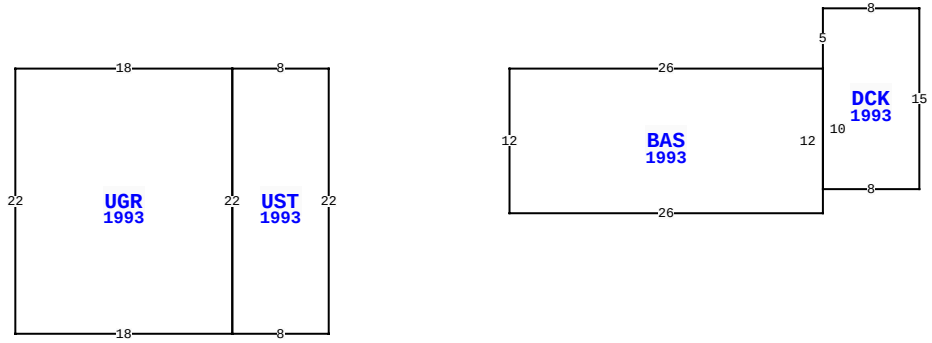
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 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	312	100	312	31,714
DCK	120	10	12	1,220
UGR	396	45	178	18,093
UST	176	45	79	8,030
TOTALS	1,004		581	59,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	581	101.0000	119.94	69,685	1990	1990	0	0	0	15.25	84.75

2 SNGL FAM – 0% - 0 Heated Area: 312 HX Base Yr



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PREVIOUS YEAR MKT VALUE	276,929

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GRANTOR: BURNS ANNIE P						
GRANTEE: BURNS DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 UGR=[YR=1993] W18 S22 E18 N22$ S22 E8 N22$ PTR=E15 BAS=[YR=1993] E26 DCK=[YR=1993] N5 E8 S15 W8 N10$ S12 W26 N12$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS