LOT 68
EGANS BLUFF NORTH PB 5/272

2653 ACURA CT LLC
1499 EDGEWOOD AVE S
JACKSONVILLE, FL 32205

2023

00-00-30-021N-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

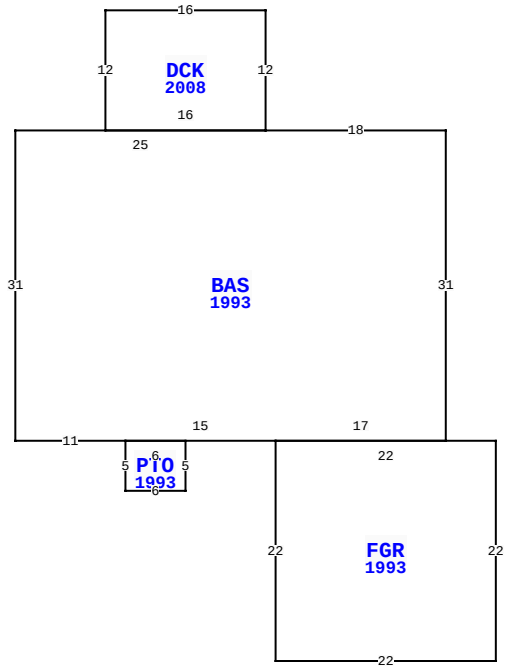
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1,333	177,817
DCK	192	10	19	2,535
FGR	484	55	266	35,483
PTO	30	5	2	267
TOTALS	2,039		1,620	216,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,620	132.5490	157.40	254,988	1990	1990	0	0	0	15.25	84.75

1 SNGL FAM – 0% - 0 Heated Area: 1333 HX Base Yr



2653 ACURA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	216,102
TOTAL MARKET OB/XF VALUE	2,688
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	398,790
SOH/AGL Deduction	38,870
ASSESSED VALUE	359,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,920
TOTAL JUST VALUE	398,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213177	ROOF	6,555	10/01/2012
7105	CHNGE SRVC	0	12/06/1990
6716	NEW CONSTR	54,883	09/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1394	1/11/2021	WD	Q	I	01	319,000
GRANTOR: POECHMANN JAMES L & H						
GRANTEE: 2653 ACURA CT LLC						
2041/1969	12/02/2015	QC	U	I	11	100
GRANTOR: POECHMANN JAMES LEO &						
GRANTEE: POECHMANN JAMES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 DCK=[YR=2008] N12 W16 S12 E16 $ W25 S31 E11 PTO=[YR=1993] S5 E6 N5 W6 $ E15 FGR=[YR=1993] S22 E22 N22 W22 $ E17 N31 $.

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	0811	CONCRETE B	0	0	0	0	734.00	SF	5.20	5.20	100	1990	1990	3	62	2,366	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	18.30	18.30	100	2003	2003	3	22	322	

LAND DESCRIPTION

TOTAL OB/XF 2,688

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	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS