BLOCK 241 LOT 126
CITY OF FDNA BEACH

RIVER GREEN ESTATES LLC
11323 PHILLIPS PARKWAY DR E, SUITE #7
JACKSONVILLE, FL 32216

2023

00-00-31-1800-0241-1260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

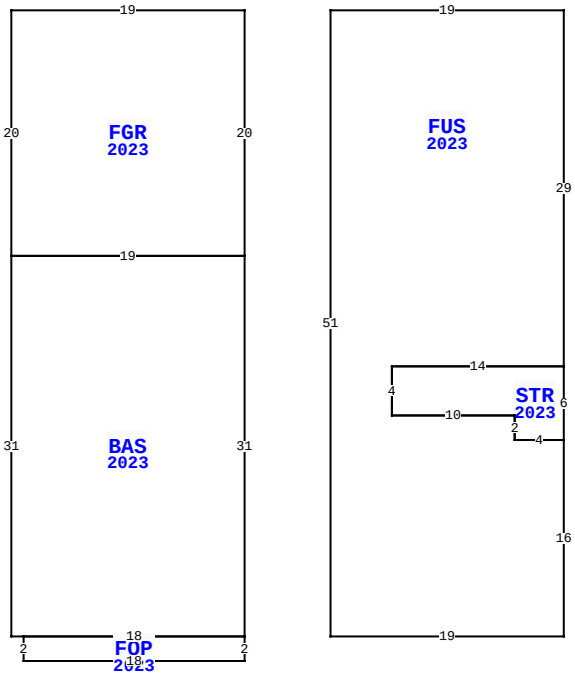
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	589	100	589	155,243
FGR	380	55	209	55,086
FOP	36	30	11	2,899
FUS	905	100	905	238,531
STR	64	10	6	1,581
TOTALS	1,974		1,720	453,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	1,720	221.9500	263.57	453,340	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1494 HX Base Yr



407 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	453,340
TOTAL MARKET OB/XF VALUE	15,222
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	518,562
SOH/AGL Deduction	13,700
ASSESSED VALUE	504,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	504,862
TOTAL JUST VALUE	518,562
NCON VALUE	468,562
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211184	NEW CONSTR	0	03/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/0395	1/21/2020	WD	Q	V	05	150,000
GRANTOR: CURNUTTE WILLIAM D &						
GRANTEE: RIVER GREEN ESTATES						
1583/0274	8/29/2008	QC	U	V	01	100
GRANTOR: CURNUTTE DONALD SR &						
GRANTEE: CURNUTTE WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=85,10] W19 S51 E19 N16 W4 N2 W10 N4 E14 N29 $
BAS=[YR=2023;ORIG=40,30] E19 S31 W18 W1 N31 $
FGR=[YR=2023;ORIG=40,10] E19 S20 W19 N20 $
STR=[YR=2023;ORIG=71,39] E14 S6 W4 N2 W10 N4 $
FOP=[YR=2023;ORIG=41,61] E18 S2 W18 N2 $
.

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	0855	CONC PAVER	0	0	0	0	930.00	SF	10.00	10.00	100	2023	2022		100	9,300	
2	0855	CONC PAVER	0	0	0	0	285.00	SF	10.00	10.00	100	2023	2022		100	2,850	
3	1076	TRELLIS A	0	0	16	12	192.00	SF	7.50	7.50	100	2023	2022		100	1,440	
4	0476	VF 6 SBPL	0	0	0	0	51.00	LF	32.00	32.00	100	2023	2022		100	1,632	

LAND DESCRIPTION

TOTAL OB/XF 15,222

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		R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	50,000							

REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS