LOT 198
VILLAGE WALK PH 3 OR 2430/199

CURTIS LIVING TRUST/CURTIS LAURIE R TRUSTEE
82809 STATION CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0198-0000

BUILDING CHARACTERISTICS

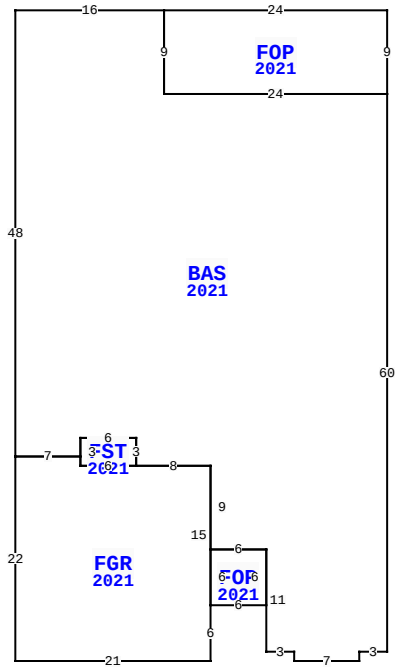
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	227,521
FGR	448	55	246	27,436
FOP	36	30	11	1,227
FOP	216	30	65	7,249
FST	18	55	10	1,115
TOTALS	2,758		2,372	264,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	123.5829	111.53	264,549	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2040 HX Base Yr



82809 STATION CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,549
TOTAL MARKET OB/XF VALUE	5,268
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	329,817
SOH/AGL Deduction	0
ASSESSED VALUE	329,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,817
TOTAL JUST VALUE	329,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017924	CO ISSUED	0	12/29/2021
21002270	NEW CONSTR	297,129	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/27	4/04/2023	QC	U	I	11	100
GRANTOR: CURTIS LAURIE R						
GRANTEE: CURTIS LIVING TRUST						
2585/0569	7/29/2022	WD	U	I	11	100
GRANTOR: CURTIS LAURIE & TERRY						
GRANTEE: CURTIS LAURIE R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S22 E21 N6 FOP=[YR=2021] E6 N6 W6 S6$ N15 W8 FST=[YR=2021] W6 N3 E6 S3$ W6 N1 W7$ E7 N2 E6 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9$ S9 E24 N9$.

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	0812	CONCRETE C	0	0	0	0	1,317.00	SF	4.00	4.00	100	2021	2021	3	100	5,268	

LAND DESCRIPTION

TOTAL OB/XF 5,268

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/14/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS