S-23 OF LOT 81
A/K/A BLK B LOT 2 AMELIA
AC UNR) IN OR 2707 PG 1492

SCHOL DUANE H & SHERRY L L/E/
814 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000B-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

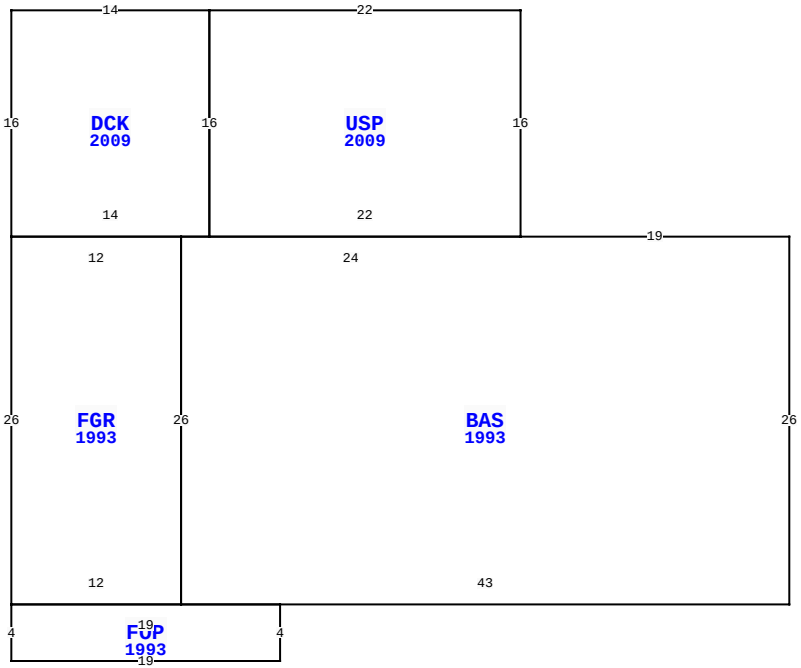
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,118	100	1,118	112,777
DCK	224	10	22	2,219
FGR	312	55	172	17,350
FOP	76	30	23	2,320
USP	352	30	106	10,692
TOTALS	2,082		1,441	145,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,441	114.1920	142.74	205,688	1972	1980	0	0	0	29.33	70.67

1 SNGL FAM – 100% - 1973 Heated Area: 1118 HX Base Yr 1973



814 CURNUTTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		145,360
TOTAL MARKET OB/XF VALUE		1,561
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		266,921
SOH/AGL Deduction		188,244
ASSESSED VALUE		78,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,677
TOTAL JUST VALUE		266,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1492	4/03/2024	SW	U	I	11	100
GRANTOR: SCHOL DUANE H & SHERR						
GRANTEE: SCHOL JEFFREY DUANE						
0129/0282	1/01/1972	TA	Q	I		19,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=2009] N16 W22 DCK=[YR=2009] W14 S16 FGR=[YR=1993] S26 FOP=[YR=1993] S4 E19 N4W19$ E12N26 W12$ E14 N16$ S16 E22$ W24 S26 E43 N26$.

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	0810	CONCRETE A	0	100	0	0	739.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,561	

LAND DESCRIPTION

TOTAL OB/XF 1,561

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	100		RSF-2	95.00	150.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS