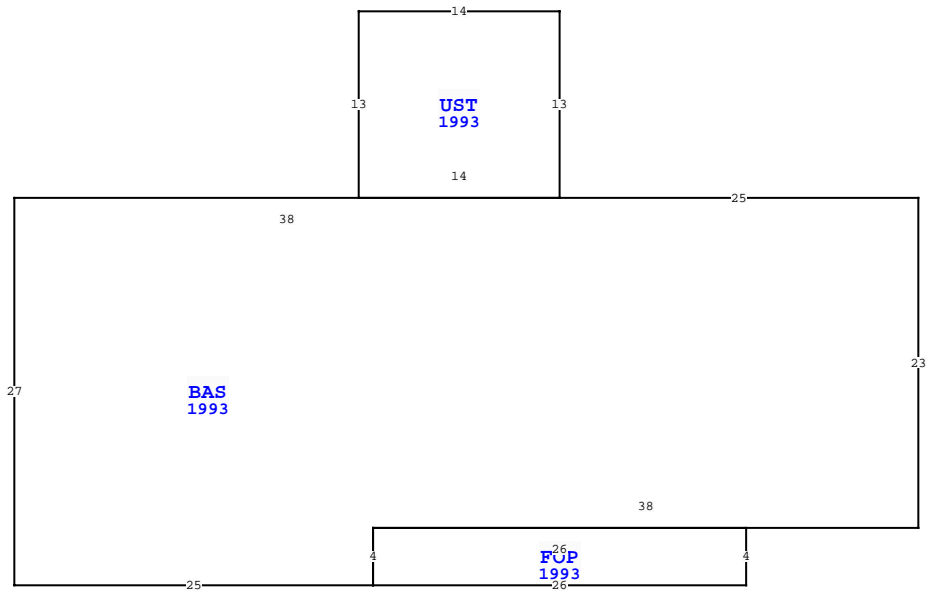


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,662	106.5000	133.12	221,245	1971	1980	0	0	18.00	82.00		
1 SNGL FAM - 100% - 1995													
Heated Area: 1549													
HX Base Yr 1995													



Quality				
DOR CODE	DESCRIPTION			
03	Quality Level 03			
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	1,549	100	1,549	169,086
FOP	104	30	31	3,384
UST	182	45	82	8,951
TOTALS	1,835		1,662	181,421

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		191,007	
TOTAL MARKET OB/XF VALUE		1,710	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		312,717	
SOH/AGL Deduction		231,312	
ASSESSED VALUE		81,405	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		31,405	
TOTAL JUST VALUE		312,717	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8338	REPAIR/RRF	2,500	08/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0300	1/23/2003	WD	U	I	01	100
GRANTOR: MIMS SOOZIE						
GRANTEE: WOODS DAVID & SOOZI						
0709/0538	7/18/1994	WD	Q	I		73,000
GRANTOR: CRUTCHFIELD JOHN L						
GRANTEE: MIMS SOOZIE						

EXTRA FEATURES																
L N	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	100	60	9	SF	5.20	5.20	100	1971	1971	3	22	618	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1971	1971	3	31.2	1,092	

BUILDING NOTES	
826 CURNUTTE DR, FERNANDINA BEACH	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	03/14/2024
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=1993] W25 UST=[YR=1993] N13 W14 S13 E14\$ W38 S27 E25	
FOP=[YR=1993] E26 N4 W26S4\$ N4 E38 N23\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

