

S-27 OF LOT 81
A/K/A BLK B LOT 4 AMELIA
AC UNR IN OR 1860/1425

CARNES BRENT
838 CURNUTTE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000B-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1.5
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	05
Occupancy	00

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	1,175	100	1,175	120,355
FOP	60	30	18	1,844
UCP	224	20	45	4,609
UGR	300	45	135	13,828

TOTALS 1,759 1,373 140,636

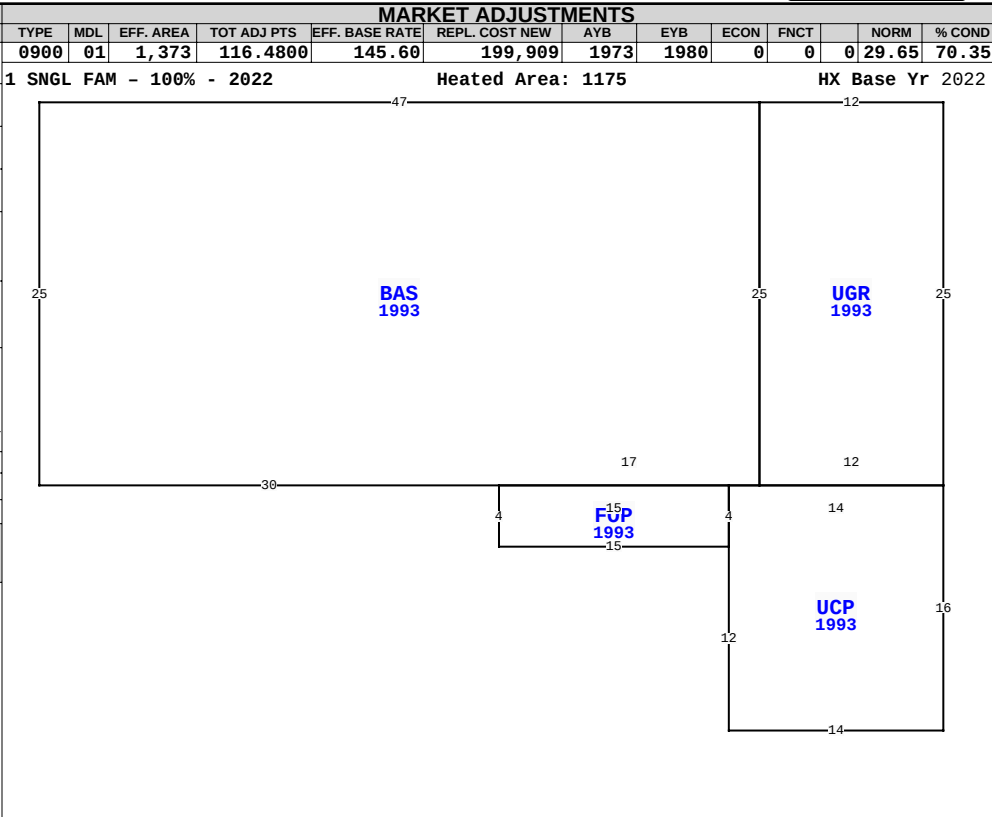
EXTRA FEATURES

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	0810	CONCRETE A	0	100	27	8			6.50	100	1973	1973	3	24	337	
2	2703	QUONSET AB	0	100	25	39			13.50	100	1992	1992	3	20	2,633	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 01/31/2024 BY KBA



838 CURNUTTE DR, FERNANDINA BEACH

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

TOTAL OB/XF 2,970

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	RSF-2	95.00	150.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	1

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		140,636
TOTAL MARKET OB/XF VALUE		2,970
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		263,606
SOH/AGL Deduction		44,028
ASSESSED VALUE		219,578
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,578
TOTAL JUST VALUE		263,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8515	GARAGE	16,150	11/18/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1860/1425	5/31/2013	WD	Q	I	01	94,000	
GRANTOR: MIDDLETON PATRICIA L							
GRANTEE: CARNES BRENT							
1780/1368	2/02/2012	TD	U	I	30	100	
GRANTOR: MIDDLETON PATRICIA L							
GRANTEE: MIDDLETON PATRICIA							

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 BAS=[YR=1993] W47 S25 E30 FOP=[YR=1993] S4 E15 UCP=[YR=1993] S12 E14 N16 W14 S4 \$ N4 W15 \$ E17 N25 \$ S25 E12 N25 \$.

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