PT OF LOT 83
PAR B PT OR 2679/1464
SUB PT OF SEC 4 PB 0/59

BRIDGEMARK LAND COMPANY LLC
6101 GAZEBO PARK PLACE N STE 1
JACKSONVILLE, FL 32257

2024

00-00-30-0050-000B-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

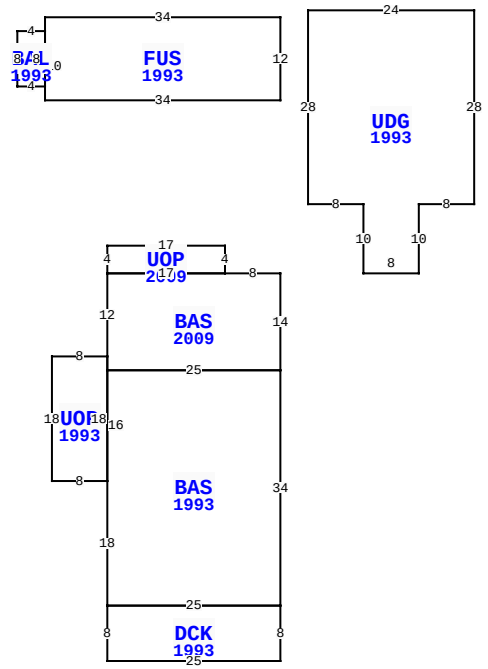
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	5	532
BAS	850	100	850	90,506
BAS	350	100	350	37,267
DCK	200	10	20	2,130
FUS	408	100	408	43,443
UDG	752	55	414	44,082
UOP	144	20	29	3,088
UOP	68	20	14	1,491
TOTALS	2,804		2,090	222,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,090	103.8800	129.85	271,386	1975	1980	0	0	0	18.00	82.00

1 SNGL FAM – 0% - 2024 Heated Area: 1608 HX Base Yr



886 CURNUTTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	222,537
TOTAL MARKET OB/XF VALUE	5,509
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	348,046
SOH/AGL Deduction	0
ASSESSED VALUE	348,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,046
TOTAL JUST VALUE	348,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005302	DEMO HOME, POOL A	20,000	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1464	11/15/2023	SW	Q	I	05	855,000
GRANTOR: FOURTEENTH STREET PRO						
GRANTEE: BRIDGEMARK LAND COM						
2678/1049	11/09/2023	WD	Q	I	05	485,000
GRANTOR: REVOREDO NICK A						
GRANTEE: FOURTEENTH STREET P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W8 UOP=[YR=2009] N4 W17 S4 E17 $ W17 S12 UOP=[YR=1993] W8 S18 E8 BAS=[YR=1993] S18DCK=[YR=1993] S8 E25 N8 W25 $ E25 N34 W25 S16 $ N18 $ S2 E25 N14 $ PTR= N25 FUS=[YR=1993] N12 W34 S2 BAL=[YR=1993] W4 S8 E4 N8 $ S10 E34 $ S25 $ PTR= E20 UDG=[YR=1993] N10 E8 N28 W24 S28 E8 S10 E8$ W20 $.

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	0811	CONCRETE B	0	0	0	0	770.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,301	
2	0861	POOL GUNIT	0	0	0	0	648.00	SF	21.25	21.25	100	1980	1980	3	20	2,754	
3	0845	KOOL DECK	0	0	0	0	450.00	SF	1.81	1.81	100	1980	1980	3	32.5	265	
4	0810	CONCRETE A	0	0	0	0	168.00	SF	6.50	6.50	100	1980	1980	3	32.5	355	
5	0825	BRICK	0	0	0	0	227.00	SF	5.00	5.00	100	1980	1980	3	73.5	834	

LAND DESCRIPTION

TOTAL OB/XF 5,509

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		RSF-2			1.00	LT		1.00	0.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 07/03/2024 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS