LOT 67
IN OR 1633/1965
EGANS BLUFF NORTH PB 5/272

ROBERTS CYNTHIA C
2661 ACURA COURT
FERNANDINA BEACH, FL 32034-8902

2024

00-00-30-021N-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

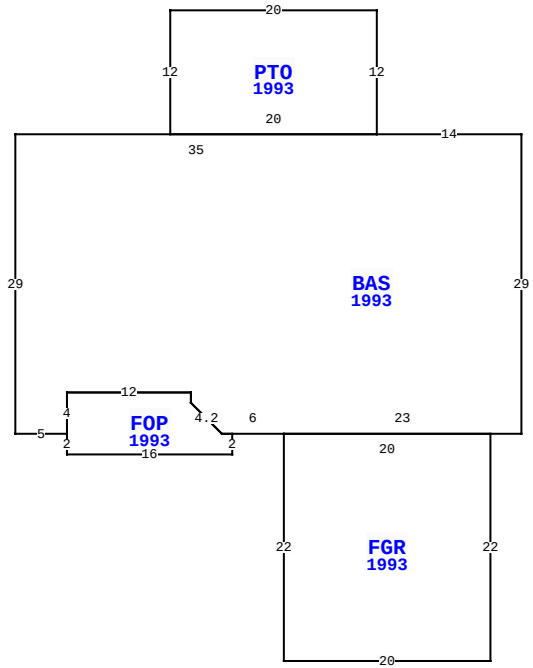
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1,369	209,325
FGR	440	55	242	37,003
FOP	85	30	26	3,976
PTO	240	5	12	1,834
TOTALS	2,134		1,649	252,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	138.2967	172.87	285,063	1991	1999	0	0	0	11.55	88.45

1 SNGL FAM – 100% - 2010 Heated Area: 1369 HX Base Yr 2010



BLD DATE	04/17/2008	DJJW
XF DATE	04/17/2008	DJJW
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

2661 ACURA CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		252,138
TOTAL MARKET OB/XF VALUE		2,713
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		470,851
SOH/AGL Deduction		291,853
ASSESSED VALUE		178,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,998
TOTAL JUST VALUE		470,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3631	H/AC	1,900	12/21/1990
6867	NEW CONSTR	49,521	11/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1633/1965	7/31/2009	WD	Q	I	01	215,000
GRANTOR: PARKER ELLEN B						
GRANTEE: ROBERTS CYNTHIA C						
1541/0940	12/18/2007	WD	Q	I		248,000
GRANTOR: DI INVESTMENTS LLC						
GRANTEE: PARKER ELLEN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N12 W20 S12 E20$ W35 S29 E5 FOP=[YR=1993] S2 E16 N2 W1 L3 U3 N1 W12 S4 $ N4 E12 S1 D3 R3 E6 FGR=[YR=1993] S22 E20 N22 W20$ E23 N29$.

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	100	0	0	1,094.00	SF	4.00	4.00	100	1991	1991	3	62	2,713	

LAND DESCRIPTION

TOTAL OB/XF 2,713

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	180,000.00	216,000.00	216,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/06/2024 BY SYS