



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	1,333	100	1,333	188,275
DKC	192	10	19	2,684
FGR	484	55	266	37,570
PTO	30	5	2	282
TOTALS	2,039		1,620	228,812

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
1	0811	CONCRETE B	0	0	0	0	734.00	SF	5.20	5.20	100	1990	1990
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	18.30	18.30	100	2003	2003

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0900	01	1,620	133.7220	167.15	270,783	1990	1990	0	0	0	15.50	84.50													
1 SNGL FAM - 0% - 2024 Heated Area: 1333 HX Base Yr																									
2653 ACURA CT, FERNANDINA BEACH																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
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TOTAL OB/XF													
2,578													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		228,812	
TOTAL MARKET OB/XF VALUE		2,578	
TOTAL LAND VALUE - MARKET		216,000	
TOTAL MARKET VALUE		447,390	
SOH/AGL Deduction		0	
ASSESSED VALUE		447,390	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		447,390	
TOTAL JUST VALUE		447,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,790	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001091	POOL GUNITE	80,460	01/29/2024
R1213177	ROOF	6,555	10/01/2012
7105	CHNGE SRVC	0	12/06/1990
6716	NEW CONSTR	54,883	09/06/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2679/1407	11/20/2023	WD	Q	I	01	580,000	
GRANTOR: 2653 ACURA CT LLC							
GRANTEE: CAMELI THOMAS P & D							
2691/1490	11/15/2023	WD	U	I	11	100	
GRANTOR: 2653 ACURA COURT LLC							
GRANTEE: CAMELI THOMAS P & D							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W18 DCK=[YR=2008] N12 W16 S12 E16 \$ W25 S31 E11 PTO=[YR=1993] S5 E6 N5 W6 \$ E15 FGR=[YR=1993] S22 E22 N22 W22 \$ E17 N31 \$.													