

PT OF OUTLOT 12 S-4
AKA BLK 3 LOT 6
IN OR 2284/109

CURRY BRIAN S & KENDALL L
824 N 15TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0012-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	112,769
BAS	168	100	168	14,801
BAS	378	100	378	33,302
FOP	20	30	6	529
FSP	336	40	134	11,806
FST	126	55	69	6,079

TOTALS	2,308		2,035	179,285
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25	7.25
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50
5	0866	POOL FIBER	0	100	30	15	450.00	SF	72.00	72.00
6	1242	WD DECK A	0	100	21	16	336.00	SF	10.00	10.00
7	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	70.00	130.00	1.00	LT

REVIEW DATE	06/26/2024	BY	HS
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MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,035	113.0920	107.44	218,640	1979	1980	0	0	18.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1826 HX Base Yr 2020										

824 N 15TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	0	792.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,338	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25	7.25	100	1987	1987	3	52	1,418	
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1987	1987	3	52	284	
5	0866	POOL FIBER	0	100	30	15	450.00	SF	72.00	72.00	100	1987	1987	3	20	6,480	
6	1242	WD DECK A	0	100	21	16	336.00	SF	10.00	10.00	100	1987	1987	3	20	672	
7	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	2010	2010	3	45	945	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	70.00	130.00	1.00	LT

REVIEW DATE	06/26/2024	BY	HS
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NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
PAGE 1 of 1										
STANDARD										
VALUATION BY										
Tax Group: 2 Tax Dist:										
BUILDING MARKET VALUE 179,285										
TOTAL MARKET OB/XF VALUE 12,765										
TOTAL LAND VALUE - MARKET 225,000										
TOTAL MARKET VALUE 417,050										
SOH/AGL Deduction 160,968										
ASSESSED VALUE 256,082										
TOTAL EXEMPTION VALUE HX HB 50,000										
BASE TAXABLE VALUE 206,082										
TOTAL JUST VALUE 417,050										
NCON VALUE 0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE 408,985										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0013	DEMO FSP	345	04/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0109	6/19/2019	WD	Q	I	01	274,000
GRANTOR: CUMBERLAND NELLIE MAR						
GRANTEE: CURRY BRIAN S & KEN						
1990/0921	5/11/2015	QC	U	I	11	100
GRANTOR: CUMBERLAND NELLIE M &						
GRANTEE: CUMBERLAND NELLIE M						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W13 BAS=[YR=2013] N8 FSP=[YR=2013] N16 W21 S16 E21\$ W21 S8 E21\$ W37 S26 E28 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 BAS=[YR=2013] S18 FST=[YR=1993] S6 E21 N6 W21\$ E21 N18 W21\$ E17 N26\$.										