LOT 198
VILLAGE WALK PH 3 OR 2430/199

CURTIS LIVING TRUST/CURTIS LAURIE R TRUSTEE
82809 STATION CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0198-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

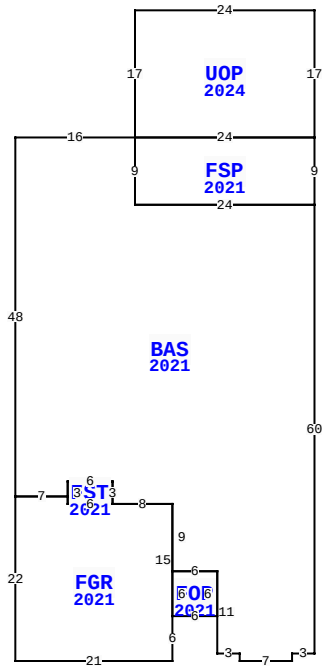
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	233,447
FGR	448	55	246	28,151
FOP	36	30	11	1,259
FSP	216	40	86	9,842
FST	18	55	10	1,144
UOP	408	20	82	9,384
TOTALS	3,166		2,475	283,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	121.0608	115.01	284,650	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2040 HX Base Yr 2024



82809 STATION CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,227
TOTAL MARKET OB/XF VALUE		14,940
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		373,167
SOH/AGL Deduction		0
ASSESSED VALUE		373,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,167
TOTAL JUST VALUE		373,167
NCON VALUE		14,307
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012520	24X17 SCRN ENCL	7,500	09/28/2023
21017924	CO ISSUED	0	12/29/2021
21002270	NEW CONSTR	297,129	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/27	4/04/2023	QC	U	I	11	100
GRANTOR: CURTIS LAURIE R						
GRANTEE: CURTIS LIVING TRUST						
2585/0569	7/29/2022	WD	U	I	11	100
GRANTOR: CURTIS LAURIE & TERRY						
GRANTEE: CURTIS LAURIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-24,0] W16 S48 E7 N2 E6 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9 $
FGR=[YR=2021;ORIG=-40,48] S22 E21 N6 N15 W8 W6 N1 W7 $
UOP=[YR=2024;ORIG=0,0] W24 N17 E24 S17 $
FSP=[YR=2021;ORIG=0,0] W24 S9 E24 N9 $
FOP=[YR=2021;ORIG=-19,64] E6 N6 W6 S6 $
FST=[YR=2021;ORIG=-27,49] W6 N3 E6 S3 $
.

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	100	0	0	1,317.00	SF	5.20	5.20	100	2021	2021	3	99	6,780	
2	0912	SCRN RM G	0	100	24	17	408.00	SF	20.00	20.00	100	2024	2023		100	8,160	

LAND DESCRIPTION

TOTAL OB/XF 14,940

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS