

CHAN ARTHUR &/HOTTOIS JULEE
803 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0050-000A-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories0 0 100

Units0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2029.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,32410020171,324215,156

FGR48455201726643,226

FOP72302017223,575

PTO120520176975

TOTALS2,0001,618262,932

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100001,710.00SF2.842.84100201720173964,662

20810CONCRETE A0100358174.00SF4.624.6210020172017396771

30476VF 6 SBPL010000138.00LF22.7222.72100201720173902,822

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPED TDPTH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES100RSF-2101.00132.001.00LT1.001.001.00215,000.00215,000.00215,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 215,000Market: 0Agricultural: 0Common: 215,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,618126.9135167.53271,06420172017003.0097.00

2 SNGL FAM - 100% - 2019Heated Area: 1324HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/28/2025MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE262,932

TOTAL MARKET OB/XF VALUE8,255

TOTAL LAND VALUE - MARKET215,000

TOTAL MARKET VALUE486,187

SOH/AGL Deduction199,447

ASSESSED VALUE286,740

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE236,018

TOTAL JUST VALUE486,187

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE378,638

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2102/09922/17/2017WDQI01275,000

GRANTOR: SIMMONS 9 LLC

GRANTEE: CHAN ARTHUR & JULEE

2055/19606/30/2016WDUV3747,000

GRANTOR: MILLIKEN GLENDA & DEA

GRANTEE: SIMMONS 9 LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 PTO=[YR=2017] N10 W12 S10 E12\$ W23 S32 E11
FOP=[YR=2017] E12 FGR=[YR=2017] S20 E22 N22 W22 S2 \$ N5 W8
N3 W4 S8\$ N8 E4 S3 E8 S3 E22 N30\$.