S-15 OF LOT 81
(A/K/A BLK B LOT 3
AMELIA ACRES UNR

WOODS DAVID & SOOZIE M
826 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000B-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

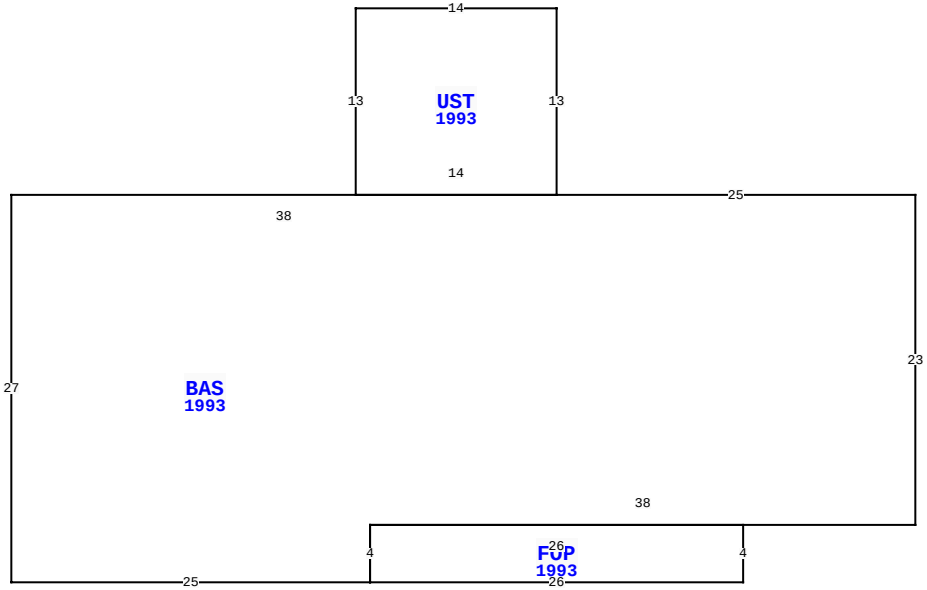
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	1993	1,549	178,017
FOP	104	30	1993	31	3,563
UST	182	45	1993	82	9,424
TOTALS	1,835			1,662	191,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,662	106.5000	140.58	233,644	1971	1980	0	0	0	18.25	81.75

1 SNGL FAM – 100% - 1995 Heated Area: 1549 HX Base Yr 1995



826 CURNUTTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		201,138
TOTAL MARKET OB/XF VALUE		1,668
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		417,806
SOH/AGL Deduction		334,040
ASSESSED VALUE		83,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,044
TOTAL JUST VALUE		417,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8338	REPAIR/RRF	2,500	08/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1109/0300	1/23/2003	WD	Q	I	01	100
GRANTOR: MIMS SOOZIE						
GRANTEE: WOODS DAVID & SOOZI						
0709/0538	7/18/1994	WD	Q	I		73,000
GRANTOR: CRUTCHFIELD JOHN L						
GRANTEE: MIMS SOOZIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UST=[YR=1993] N13 W14 S13 E14$ W38 S27 E25
FOP=[YR=1993] E26 N4 W26S4$ N4 E38 N23$.

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	60	9	540.00	SF	5.20	5.20	100	1971	1971	3	21	590	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	

LAND DESCRIPTION

TOTAL OB/XF 1,668

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	RES	100		RSF-2	95.00	150.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

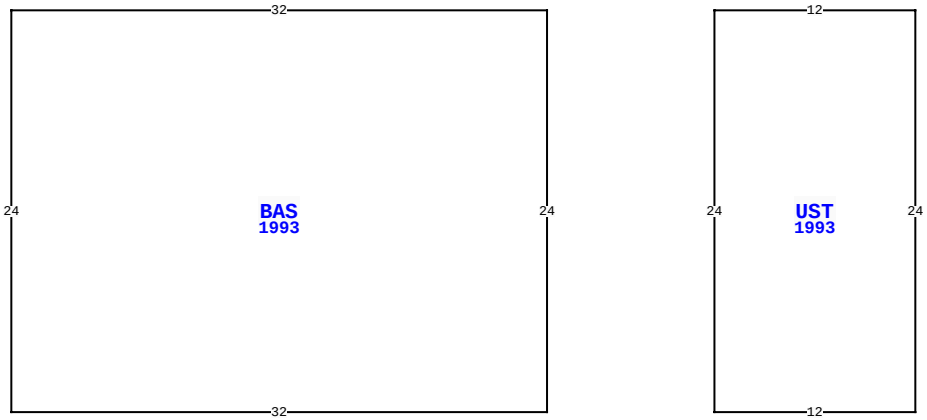
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	8,667
UST	288	45	1993	130	1,467
TOTALS	1,056			898	10,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	898	61.0000	22.57	20,268	1983	1983	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1995 Heated Area: 768 HX Base Yr 1995



826 CURNUTTE DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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GRANTOR: MIMS SOOZIE						
GRANTEE: WOODS DAVID & SOOZI						
0709/0538	7/18/1994	WD	Q	I		73,000
GRANTOR: CRUTCHFIELD JOHN L						
GRANTEE: MIMS SOOZIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 E32 N24$ PTR= E10 UST=[YR=1993] E12 S24 W12 N24$ W10$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS