S-35 OF LOT 82 & 83
SUB PT OF SEC 4 PB 0/59
IN OR 1745/870

TODD PATRICK
874 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0050-000B-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

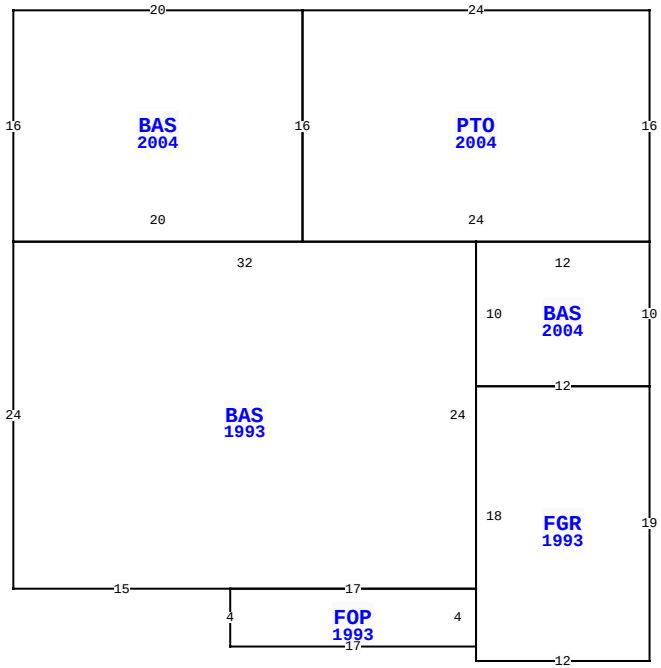
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	768	100	1993	768	90,279
BAS	120	100	2004	120	14,106
BAS	320	100	2004	320	37,616
FGR	228	55	1993	125	14,694
FOP	68	30	1993	20	2,351
PTO	384	5	2004	19	2,234
TOTALS	1,888			1,372	161,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,372	110.2400	145.52	199,653	1974	1980	0	0	0	19.22	80.78

1 SNGL FAM – 100% - 2022 Heated Area: 1208 HX Base Yr 2022



874 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		161,280
TOTAL MARKET OB/XF VALUE		1,211
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		377,491
SOH/AGL Deduction		146,329
ASSESSED VALUE		231,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,440
TOTAL JUST VALUE		377,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035137	REPAIR/RRF	1,750	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0795	9/23/2021	QC	U	I	11	100
GRANTOR: TODD MARGARET I						
GRANTEE: TODD PATRICK						
1745/0870	6/02/2011	WD	U	I	11	72,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: TODD MARGARET I						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W24 BAS=[YR=2004] W20 S16 BAS=[YR=1993] S24 E15 FOP=[YR=1993] S4 E17 FGR=[YR=1993] S1 E12 N19 BAS=[YR=2004] N10 W12 S10 E12$ W12 S18$ N4 W17$ E17 N24 W32$ E20 N16$ S16 E24 N16$.

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	0810	CONCRETE A	0	100	0	0	539.00	SF	3.25	3.25	100	1980	1980	3	30	526	
2	0940	SHEDS/PORT	0	100	0	0	155.00	SF	20.10	20.10	100	2005	2005	3	22	685	

LAND DESCRIPTION

TOTAL OB/XF 1,211

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	85.00	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