PT OF LOT 83
PAR B PT OR 2679/1464
SUB PT OF SEC 4 PB 0/59

BRIDGEMARK LAND COMPANY LLC
6101 GAZEBO PARK PLACE N STE 1
JACKSONVILLE, FL 32257

2025

00-00-30-0050-000B-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

886 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	215,000
SOH/AGL Deduction	60,195
ASSESSED VALUE	154,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,805
TOTAL JUST VALUE	215,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005302	DEMO HOME, POOL A	20,000	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1464	11/15/2023	SW	Q	I	05	855,000
GRANTOR: FOURTEENTH STREET PRO						
GRANTEE: BRIDGEMARK LAND COM						
2678/1049	11/09/2023	WD	Q	I	05	485,000
GRANTOR: REVOREDO NICK A						
GRANTEE: FOURTEENTH STREET P						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-2			1.00	LT		1.00	0.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 04/28/2025 BY MLU Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS