LOT 68
EGANS BLUFF NORTH PB 5/272

CAMELI THOMAS P & DONNA M
128 SLOCUMB LANE
MOORESVILLE, NC 27118

2025

00-00-30-021N-0068-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

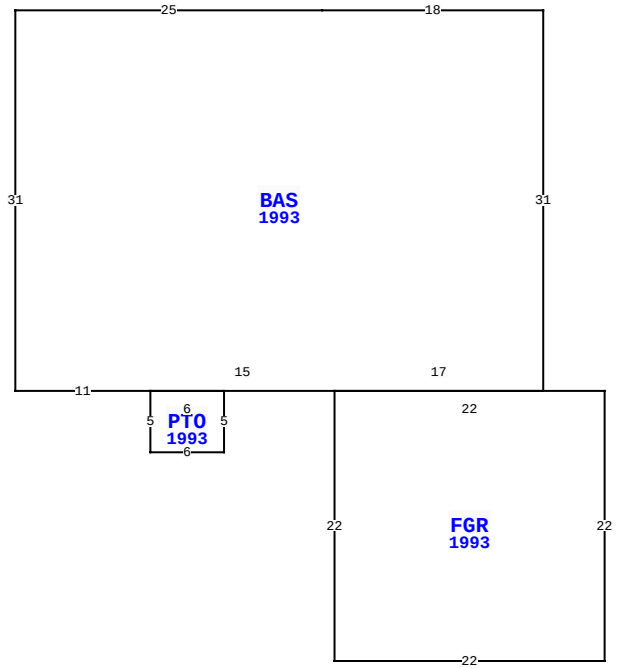
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100	1993	1,333	198,230
FGR	484	55	1993	266	39,557
PTO	30	5	1993	2	297
TOTALS	1,847			1,601	238,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,601	133.7220	176.51	282,593	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 2024 Heated Area: 1333 HX Base Yr



2653 ACURA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	238,085
TOTAL MARKET OB/XF VALUE	49,179
TOTAL LAND VALUE - MARKET	216,000
TOTAL MARKET VALUE	503,264
SOH/AGL Deduction	0
ASSESSED VALUE	503,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	503,264
TOTAL JUST VALUE	503,264
NCON VALUE	43,884
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001091	POOL GUNITE	80,460	01/29/2024
R1213177	ROOF	6,555	10/01/2012
7105	CHNGE SRVC	0	12/06/1990
6716	NEW CONSTR	54,883	09/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1407	11/20/2023	WD	Q	I	01	580,000
GRANTOR: 2653 ACURA CT LLC						
GRANTEE: CAMELI THOMAS P & D						
2691/1490	11/15/2023	WD	U	I	11	100
GRANTOR: 2653 ACURA COURT LLC						
GRANTEE: CAMELI THOMAS P & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W25 S31 E11 E15 E17 N31 $
FGR=[YR=1993;ORIG=-17,31] S22 E22 N22 W22 $
PTO=[YR=1993;ORIG=-32,31] S5 E6 N5 W6 $
.

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	0	0	0	734.00	SF	5.20	5.20	100	1990	1990	3	57	2,176	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	18.30	18.30	100	2003	2003	3	20	293	
3	0861	POOL GUNIT	0	0	0	0	406.00	SF	85.00	85.00	100	2025	2024		100	34,510	
4	0855	CONC PAVER	0	0	0	0	1,220.00	SF	10.00	10.00	100	2025	2024		100	12,200	

LAND DESCRIPTION

TOTAL OB/XF 49,179

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	180,000.00	216,000.00	216,000							

REVIEW DATE 04/22/2024 BY HS Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 07/30/2025 BY SYS