LOT 69
IN OR 1997/958
EGANS BLUFF NORTH PB 5/272

SMITH MICHAEL J
2645 ACURA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

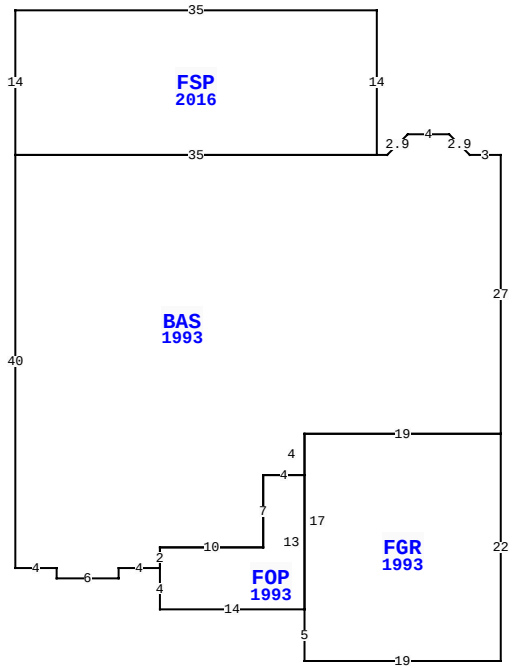
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,595	100	1993	1,595	235,389
FGR	418	55	1993	230	33,944
FOP	112	30	1993	34	5,018
FSP	490	40	2016	196	28,925
TOTALS	2,615			2,055	303,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,055	132.3098	174.65	358,906	1990	1990	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2016 Heated Area: 1595 HX Base Yr 2016



2645 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		303,276
TOTAL MARKET OB/XF VALUE		12,285
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		531,561
SOH/AGL Deduction		332,801
ASSESSED VALUE		198,760
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,038
TOTAL JUST VALUE		531,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531391	SCRRM	10,624	11/01/2015
3817	NEW CONSTR	1,500	02/20/1990
6504	NEW CONSTR	1,600	02/20/1990
6288	NEW CONSTR	56,030	02/14/1990
03329	H/AC	1,900	02/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1997/0958	7/27/2015	SW	U	I	12	201,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SMITH MICHAEL J & D						
1978/1856	5/11/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 U2L2 W4 D2L2 W1 W35 S40 E4 S1 E6 N1 E4 N2 E10 N7 E4 N4 E19 N27 $
FSP=[YR=2016;ORIG=-12,-14] W35 S14 E35 N14 $
FGR=[YR=1993;ORIG=-19,44] S5 E19 N22 W19 S17 $
FOP=[YR=1993;ORIG=-33,40] S4 E14 N13 W4 S7 W10 S2 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0855	CONC PAVER	0	100	0	0	768.00	SF	10.00	10.00	100	2016	2016	3	95	7,296	
3	0855	CONC PAVER	0	100	0	0	194.00	SF	10.00	10.00	100	2016	2016	3	95	1,843	
4	0855	CONC PAVER	0	100	0	0	32.00	SF	10.00	10.00	100	2016	2016	3	95	304	
5	0855	CONC PAVER	0	100	0	0	56.00	SF	10.00	10.00	100	2016	2016	3	95	532	

LAND DESCRIPTION

TOTAL OB/XF 12,285

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	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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 07/30/2025 BY SYS