LOT 70
IN OR 2130/1222
EGANS BLUFF NORTH PB 5/272

NEWBOLD MICHAEL A/NEWBOLD VIOLET RENAE
2637 ACURA COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

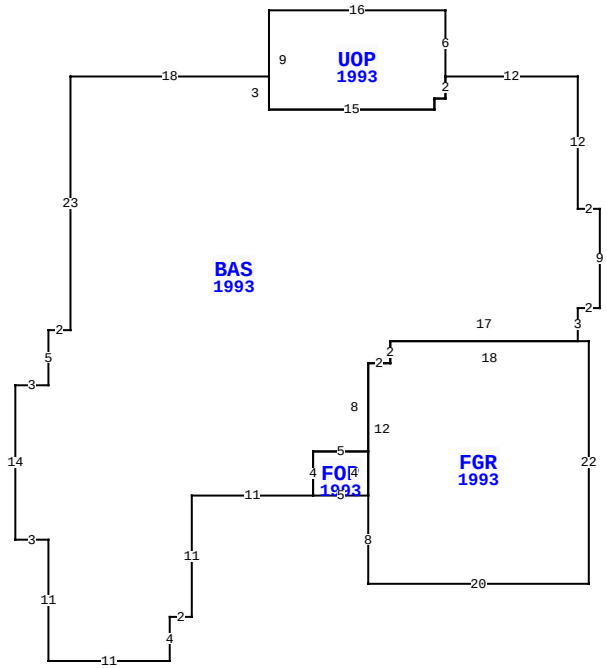
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,696	100	1993	1,696	246,796
FGR	436	55	1993	240	34,924
FOP	20	30	1993	6	873
UOP	143	20	1993	29	4,220
TOTALS	2,295			1,971	286,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,971	130.8447	172.72	340,431	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2018 Heated Area: 1696 HX Base Yr 2018



2637 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		286,813
TOTAL MARKET OB/XF VALUE		12,422
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		479,235
SOH/AGL Deduction		184,880
ASSESSED VALUE		294,355
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		238,633
TOTAL JUST VALUE		479,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401246	SWIM POOL	10,475	08/01/1994
B9401121	ADDITION	2,500	06/01/1994
03316	H/AC	1,900	02/27/1990
6450	NEW CONSTR	1,600	01/26/1990
3783	NEW CONSTR	1,500	01/23/1990
6238	NEW CONSTR	60,460	01/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2130/1222	6/29/2017	WD	Q	I	01	294,000
GRANTOR: POLUTNIK DANIEL & DAN						
GRANTEE: NEWBOLD MICHAEL A &						
1933/1292	8/21/2014	SW	U	I	12	214,500
GRANTOR: FANNIE MAE						
GRANTEE: POLUTNIK DANIEL & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] N6 W16 S9 E15 N1 E1 N2$ S2 W1 S1 W15 N3 W18 S23W2 S5 W3 S14 E3 S11 E11 N4 E2 N11 E11 FOP=[YR=1993] E5 FGR=[YR=1993] S8 E20 N22 W18 S2 W2 S12$ N4 W5 S4$ N4 E5N8 E2 N2 E17 N3 E2 N9 W2 N12$.

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	0811	CONCRETE B	0	100	0	0	927.00	SF	5.20	5.20	100	1990	1990	3	57	2,748	
3	0861	POOL GUNIT	0	100	0	0	232.00	SF	85.00	85.00	100	1994	1994	3	20	3,944	
4	0845	KOOL DECK	0	100	0	0	673.00	SF	7.25	7.25	100	1994	1994	3	66	3,220	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 12,422

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	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS