

PT OF OUTLOT 12 S-4
AKA BLK 3 LOT 6
IN OR 2284/109

CURRY BRIAN S & KENDALL L
824 N 15TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0012-0040



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 80
Interior Floo	14	CARPET 20
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	118,337
BAS	168	100	2013	168	15,532
BAS	378	100	2013	378	34,946
FOP	20	30	1993	6	555
FST	126	55	1993	69	6,379
TOTALS	1,972			1,901	175,749

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50
5	0866	POOL FIBER	0	100	30	15	450.00	SF	72.00
6	1242	WD DECK A	0	100	21	16	336.00	SF	10.00
7	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	70.00	130.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,901	113.0920	113.09	214,984	1979	1980	0	0	18.25	81.75
1 SINGLE FAM - 100% - 2020 Heated Area: 1826 HX Base Yr 2020											
824 N 15TH ST, FERNANDINA BEACH											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50
5	0866	POOL FIBER	0	100	30	15	450.00	SF	72.00
6	1242	WD DECK A	0	100	21	16	336.00	SF	10.00
7	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25
4	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50
5	0866	POOL FIBER	0	100	30	15	450.00	SF	72.00
6	1242	WD DECK A	0	100	21	16	336.00	SF	10.00
7	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	175,749								
TOTAL MARKET OB/XF VALUE	12,387								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	413,136								
SOH/AGL Deduction	156,877								
ASSESSED VALUE	256,259								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	205,537								
TOTAL JUST VALUE	413,136								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	417,050								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0013	DEMO FSP	345	04/26/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/0109	6/19/2019	WD	Q	I	01	274,000
GRANTOR: CUMBERLAND NELLIE MAR						
GRANTEE: CURRY BRIAN S & KEN						
1990/0921	5/11/2015	QC	U	I	11	100
GRANTOR: CUMBERLAND NELLIE M &						
GRANTEE: CUMBERLAND NELLIE M						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W13 W37 S26 E28 N4 E5 S4 E17 N26 \$									
BAS=[YR=2013;ORIG=-17,26] S18 E21 N18 W21 \$									
BAS=[YR=2013;ORIG=-13,0] N8 W21 S8 E21 \$									
FST=[YR=1993;ORIG=-17,44] S6 E21 N6 W21 \$									
FOP=[YR=1993;ORIG=-22,26] E5 N4 W5 S4 \$									