BLOCK 156 LOT 13
IN OR 1813/1093
CITY OF FDNA BEACH

COURTENAY CURTIS J/COURTENAY LINDA R
4801 RAINIER AVE S APT 629
SEATTLE, WA 98118

2025

00-00-31-1800-0156-0130

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	08	SHT VINYL 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

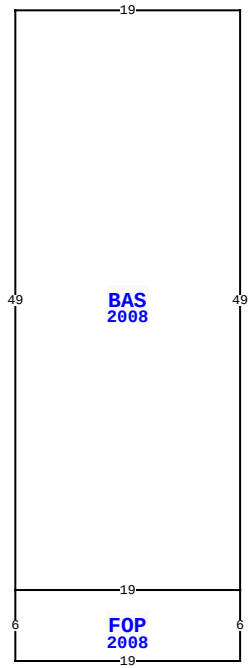
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	931	100	2008	931	98,957
FOP	114	30	2008	34	3,614
TOTALS	1,045			965	102,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	114.9120	114.91	110,888	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 931 HX Base Yr



728 S 10TH ST, FERNANDINA BEACH

BLD DATE	04/24/2007 PH	LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,571
TOTAL MARKET OB/XF VALUE	83
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	170,154
SOH/AGL Deduction	29,654
ASSESSED VALUE	140,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,500
TOTAL JUST VALUE	170,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080370	H/AC	3,500	03/10/2008
20080193	NEW CONSTR	1,500	02/11/2008
20080195	NEW CONSTR	3,500	02/11/2008
20080139	NEW CONSTR	94,000	01/29/2008
20060495	DEMOLITION	2,000	03/10/2006
991186	DEMOLITION	0	09/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1813/1093	9/11/2012	WD	U	I	12	50,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: COURTENAY CURTIS J						
1688/1201	6/28/2010	WD	U	I	12	693,600
GRANTOR: E S BONEY & ASSOC INC						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19S49 FOP=[YR=2008] S6E19N6 W19$E19N49$.

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	1243	WD DECK F	0	0	6	14	84.00	SF	3.20	3.20	100	2008	2008	3	31	83	

LAND DESCRIPTION

TOTAL OB/XF 83

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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	67,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS