S-18 OF LOT 81
A/K/A BLK A LOT 5 AMELIA
AC UNR IN OR 136 PG 555

SIKES JACK D JR & MARSHA
815 CURNUTTE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000A-0050

BUILDING CHARACTERISTICS

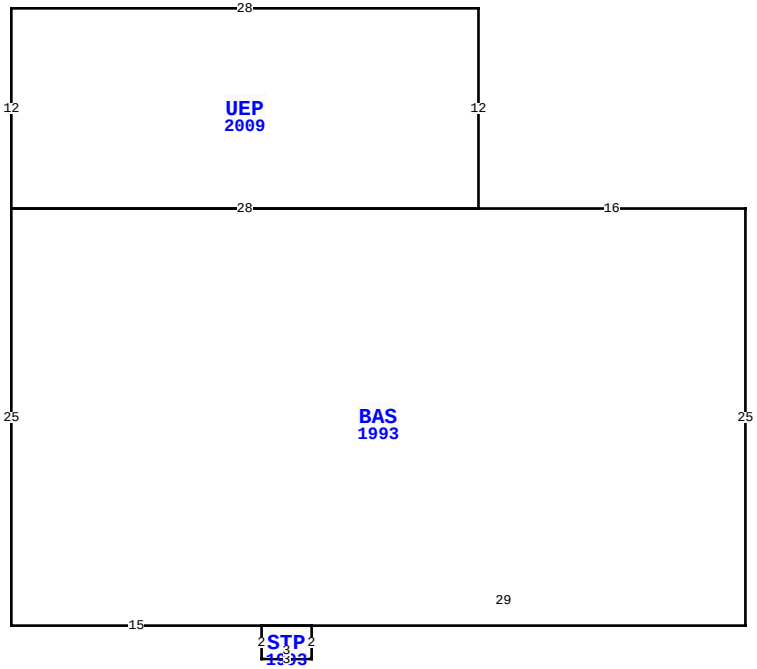
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1993	1,100	126,207
STP	6	10	1993	1	115
UEP	336	60	2009	202	23,176
TOTALS	1,442			1,303	149,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,303	118.5600	164.80	214,734	1972	1980	0	0	0	30.38	69.62

1 SNGL FAM 100% - 1973 Heated Area: 1100 HX Base Yr 1973



815 CURNUTTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	04/21/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
2	0350	CARPORT WD	0	100	10	9	90.00	SF	13.00	13.00	100	1990	1990	3	20	234	
4	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	1990	1990	3	20	300	
5	0351	CARPORT MT	0	100	24	12	288.00	SF	5.60	5.60	100	1990	1990	3	20	323	
6	1242	WD DECK A	0	100	0	0	180.00	SF	10.00	10.00	100	1990	1990	3	20	360	
7	1242	WD DECK A	0	100	0	0	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		149,498
TOTAL MARKET OB/XF VALUE		1,457
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		370,955
SOH/AGL Deduction		287,193
ASSESSED VALUE		83,762
TOTAL EXEMPTION VALUE	HX HB SL	83,762
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		370,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4683	REPAIR/RRF	1,900	02/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0136/0555	1/01/1972	TA	Q	I		17,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UEP=[YR=2009] N12 W28 S12 E28$ W28 S25 E15
STP=[YR=1993] S2 E3 N2 W3$ E29 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,457

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		RSF-2	80.00	140.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS