S-24 OF LOT 81
A/K/A BLK A LOT 6 AMELIA ACRES
IN OR 684/1380

ROCHESTER MILDRED L
825 CURNUTTE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000A-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

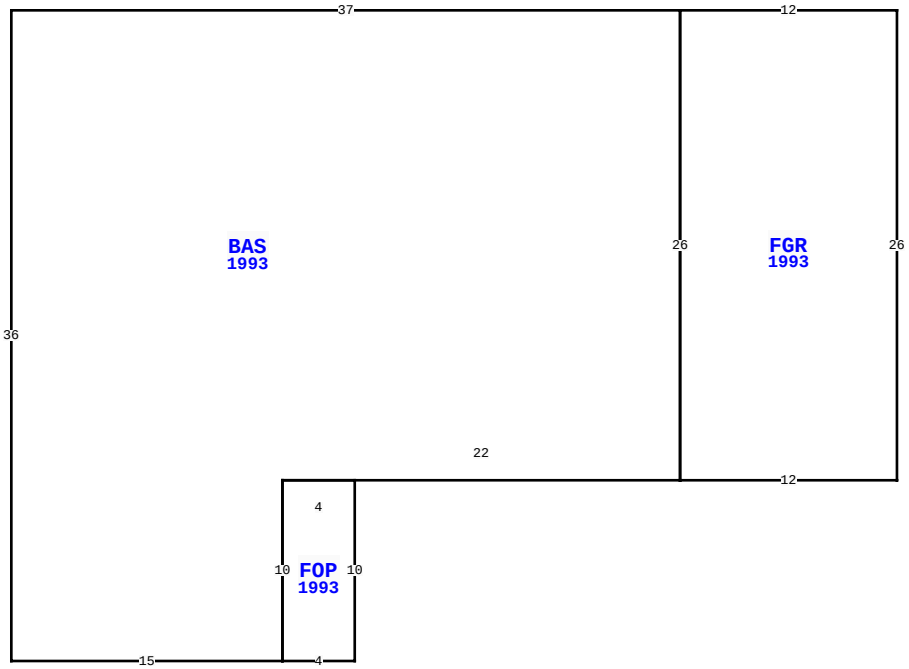
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	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	1,112	100	1993	1,112	144,084
FGR	312	55	1993	172	22,286
FOP	40	30	1993	12	1,555
TOTALS	1,464			1,296	167,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,296	115.4400	160.46	207,956	1972	1977	0	0	0	19.25	80.75

1 SNGL FAM 100% - 1994 Heated Area: 1112 HX Base Yr 1994



825 CURNUTTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		167,924
TOTAL MARKET OB/XF VALUE		1,176
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		389,100
SOH/AGL Deduction		307,317
ASSESSED VALUE		81,783
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,372
TOTAL JUST VALUE		389,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00147	REPAIR/RRF	800	05/18/1993
7613	REPAIR/RRF	1,000	10/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0684/1380	7/13/1993	WD	Q	I		61,200
GRANTOR: GUEST JOHN & KAREN						
GRANTEE: ROCHESTER MILDRED &						
0495/0654	8/11/1986	WD	Q	I		50,000
GRANTOR: DAVIS CLYDE W & APRIL						
GRANTEE: GUEST JOHN B & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W37 S36 E15 FOP=[YR=1993] E4 N10 W4 S10$ N10E22 N26$ S26 E12 N26$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1972	1972	3	30.8	616	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2010	2010	3	35	560	

LAND DESCRIPTION

TOTAL OB/XF 1,176

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	120.00	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