S-27 OF LOT 81
A/K/A BLK B LOT 4 AMELIA
AC UNR IN OR 1860/1425

CARNES BRENT
838 CURNUTTE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0050-000B-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

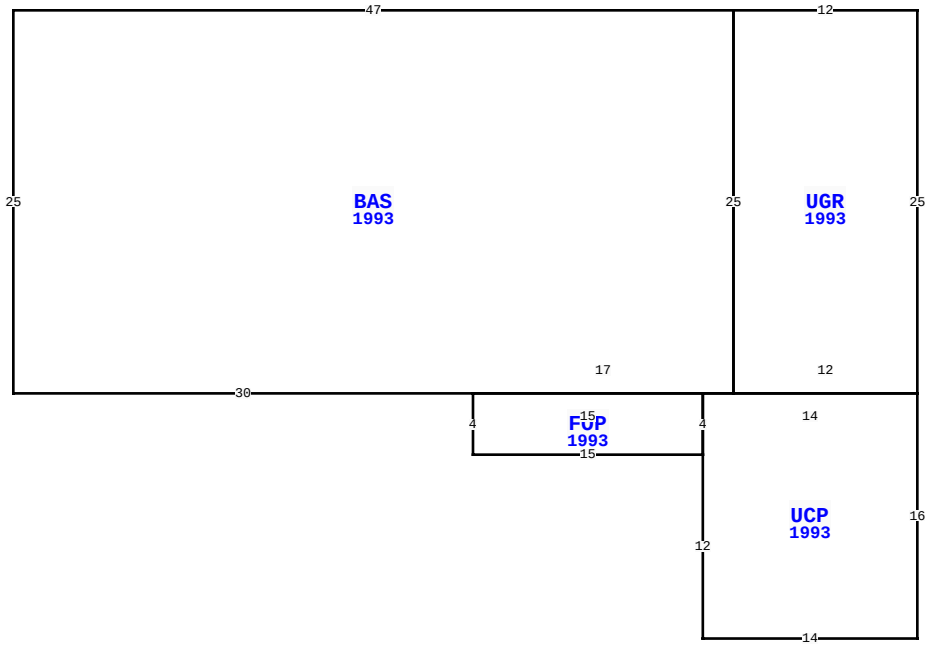
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1993	1,175	131,744
FOP	60	30	1993	18	2,018
UCP	224	20	1993	45	5,046
UGR	300	45	1993	135	15,137
TOTALS	1,759			1,373	153,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,373	116.4800	161.91	222,302	1973	1980	0	0	0	30.75	69.25

1 SNGL FAM 100% - 2022 Heated Area: 1175 HX Base Yr 2022



838 CURNUTTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		153,944
TOTAL MARKET OB/XF VALUE		2,633
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		376,577
SOH/AGL Deduction		144,530
ASSESSED VALUE		232,047
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,636
TOTAL JUST VALUE		376,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8515	GARAGE	16,150	11/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1860/1425	5/31/2013	WD	Q	I	01	94,000
GRANTOR: MIDDLETON PATRICIA L						
GRANTEE: CARNES BRENT						
1780/1368	2/02/2012	TD	U	I	30	100
GRANTOR: MIDDLETON PATRICIA L						
GRANTEE: MIDDLETON PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W12 BAS=[YR=1993] W47 S25 E30 FOP=[YR=1993] S4 E15 UCP=[YR=1993] S12 E14 N16 W14 S4 $ N4 W15 $ E17 N25 $ S25 E12 N25 $.

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	2703	QUONSET AB	0	100	25	39	975.00	SF	13.50	13.50	100	1992	1992	3	20	2,633	

LAND DESCRIPTION

TOTAL OB/XF 2,633

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	95.00	150.00	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