S-22 OF LOTS 81 & 82
SUB PT OF SEC 4 PB 0/59
IN OR 2125/767

MAROTZ KYLE L/MAROTZ EDWIN H ET AL
850 CURNUTTE DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0050-000B-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

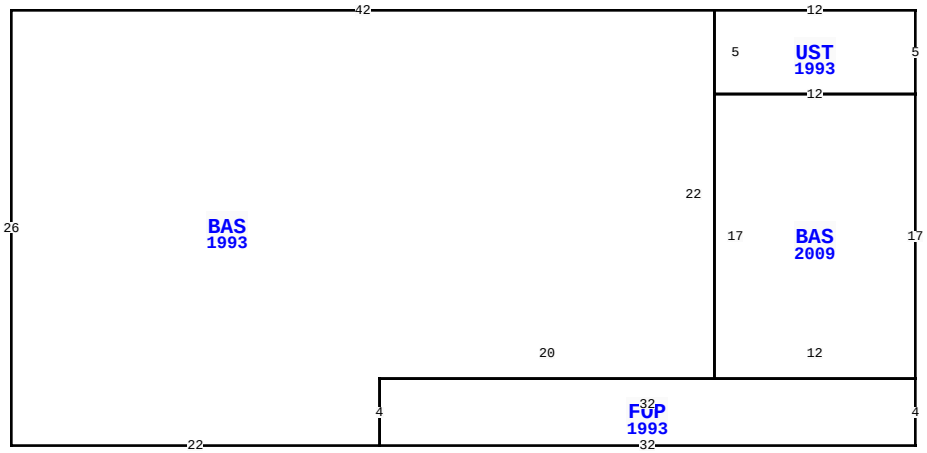
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 1,012 | 100 | 1993 | 1,012 | 126,794 |
| BAS | 204 | 100 | 2009 | 204 | 25,560 |
| FOP | 128 | 30 | 1993 | 38 | 4,761 |
| UST | 60 | 45 | 1993 | 27 | 3,383 |
| TOTALS | 1,404 | | | 1,281 | 160,497 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,281 | 111.2800 | 154.68 | 198,145 | 1973 | 1978 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SNGL FAM 100% - 2022 Heated Area: 1216 HX Base Yr 2022




850 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 | | 160,497 |
| TOTAL MARKET OB/XF VALUE | | 3,388 |
| TOTAL LAND VALUE - MARKET | | 220,000 |
| TOTAL MARKET VALUE | | 383,885 |
| SOH/AGL Deduction | | 152,374 |
| ASSESSED VALUE | | 231,511 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 180,100 |
| TOTAL JUST VALUE | | 383,885 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 371,273 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E24614 | REMODEL | 0 | 01/01/2012 |
| 6619 | REPAIR/RRF | 2,500 | 07/19/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2509/0873 | 10/29/2021 | QC | U | I | 11 | 100 |
| GRANTOR: MAROTZ EDWIN F & PATR | | | | | | |
| GRANTEE: MAROTZ KYLE L ET AL | | | | | | |
| 2125/0767 | 6/09/2017 | QC | U | I | 11 | 100 |
| GRANTOR: MAROTZ EDWIN H & PATR | | | | | | |
| GRANTEE: MAROTZ EDWIN A L/E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W42 S26 E22 FOP=[YR=1993] E32 N4 BAS=[YR=2009] N17 W12 S17 E12$ W32 S4$ N4 E20 N22$ S5 E12 N5$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 22 | 22 | 484.00 | SF | 35.00 | 35.00 | 100 | 1980 | 1980 | 3 | 20 | 3,388 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,388

| 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 | 85.00 | 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