PT OF OUTLOT 12 S-4
AKA BLK 3 LOT 6
IN OR 2284/109

CURRY BRIAN S & KENDALL L
824 N 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

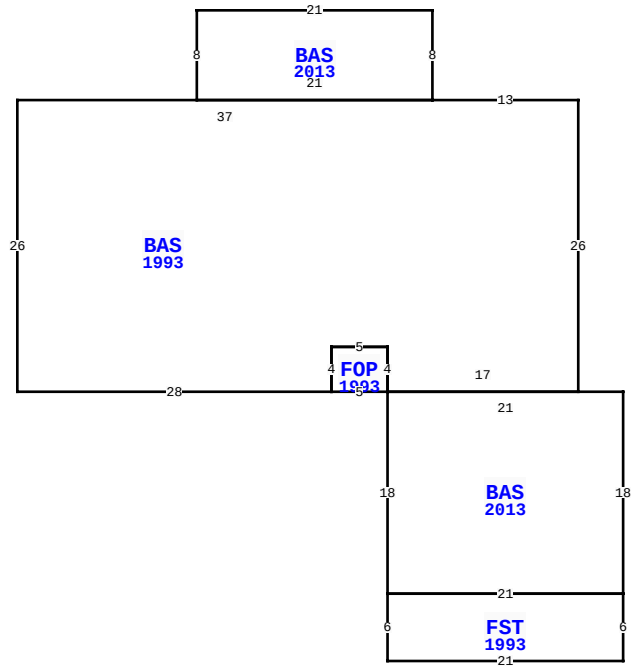
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	123,880
BAS	168	100	2013	168	16,259
BAS	378	100	2013	378	36,584
FOP	20	30	1993	6	581
FST	126	55	1993	69	6,678
TOTALS	1,972			1,901	183,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	113.0920	118.75	225,744	1979	1980	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 2020 Heated Area: 1826 HX Base Yr 2020



824 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,981
TOTAL MARKET OB/XF VALUE		36,877
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		475,858
SOH/AGL Deduction		212,680
ASSESSED VALUE		263,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,767
TOTAL JUST VALUE		475,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0013	DEMO FSP	345	04/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0109	6/19/2019	WD	Q	I	01	274,000
GRANTOR: CUMBERLAND NELLIE MAR						
GRANTEE: CURRY BRIAN S & KEN						
1990/0921	5/11/2015	QC	U	I	11	100
GRANTOR: CUMBERLAND NELLIE M &						
GRANTEE: CUMBERLAND NELLIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 W37 S26 E28 N4 E5 S4 E17 N26 $
BAS=[YR=2013;ORIG=-17,26] S18 E21 N18 W21 $
BAS=[YR=2013;ORIG=-13,0] N8 W21 S8 E21 $
FST=[YR=1993;ORIG=-17,44] S6 E21 N6 W21 $
FOP=[YR=1993;ORIG=-22,26] E5 N4 W5 S4 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1987	1987	03	85	34,000	
6	1242	WD DECK A	0	100	21	16	336.00	SF	10.00	10.00	100	1987	1987	3	20	672	
7	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	2010	2010	3	35	735	

LAND DESCRIPTION

TOTAL OB/XF 36,877

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	0006	R-1	70.00	130.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 06/26/2024 BY HS Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS