LOT 3 IN OR 2042/1122
GLYNDON ESTATES PB 5/366

BASS MELVIN E & TERRI D
815 SIMMONS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0262-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	03	CONC FINSH 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

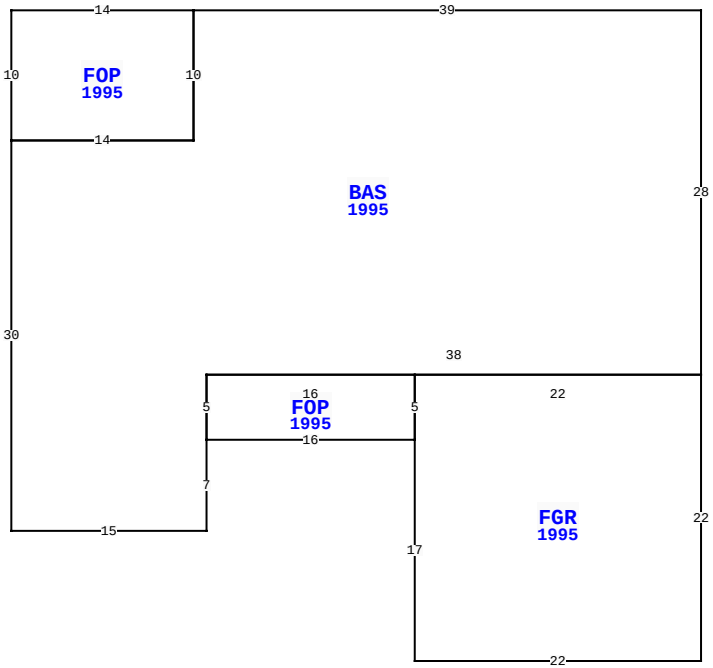
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	187,311
FGR	484	55	266	32,694
FOP	80	30	24	2,950
FOP	140	30	42	5,162
TOTALS	2,228		1,856	228,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,856	119.6580	142.09	263,719	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2017 Heated Area: 1524 HX Base Yr 2017



815 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		228,117
TOTAL MARKET OB/XF VALUE		766
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		308,883
SOH/AGL Deduction		113,287
ASSESSED VALUE		195,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,596
TOTAL JUST VALUE		308,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501717	NEW CONSTR	62,715	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1122	4/25/2016	WD	Q	I	01	240,000
GRANTOR: HENDRIX CATHY W ET AL						
GRANTEE: BASS MELVIN E & TER						
2024/0140	1/12/2016	FJ	U	I	11	0
GRANTOR: WICKLESS SHIRLEY ANN						
GRANTEE: HENDRIX CATHY W ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W39 FOP=[YR=1995] W14 S10 E14 N10 $ S10 W14 S30 E15 N7 FOP=[YR=1995] E16 FGR=[YR=1995] S17 E22 N22 W22 S5 $ N5 W16 S5 $ N5 E38 N28 $.

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	1242	WD DECK A	0	100	0	0	383.00	SF	10.00	10.00	100	1997	1997	3	20	766	

LAND DESCRIPTION

TOTAL OB/XF 766

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS