LOT 4
IN OR 2129/275
GLYNDON ESTATES PB 5/366

HARDEE EDWARD H L/E/
821 SIMMONS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0262-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

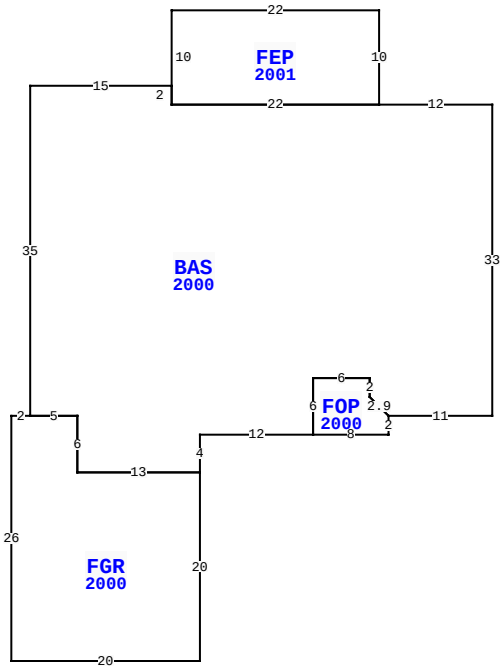
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,723	100	1,723	199,985
FEP	220	80	176	20,428
FGR	442	55	243	28,205
FOP	42	30	13	1,509
TOTALS	2,427		2,155	250,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,155	106.8200	126.85	273,362	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2015 Heated Area: 1723 HX Base Yr 2015



821 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		250,126
TOTAL MARKET OB/XF VALUE		10,110
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		340,236
SOH/AGL Deduction		186,772
ASSESSED VALUE		153,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,464
TOTAL JUST VALUE		340,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107955	ADDITION	6,200	02/01/2001
B007113	NEW CONSTR	140,000	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0275	6/22/2017	WD	U	I	11	100
GRANTOR: HARDEE EDWARD H						
GRANTEE: HARDEE DAVID B & KA						
1928/1221	7/18/2014	WD	Q	I	01	230,000
GRANTOR: ZENTZ JOHN R & JULIE						
GRANTEE: HARDEE EDWARD H						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,937.00	SF	4.00	4.00	100	2000	2000	3	80	6,198	
3	0810	CONCRETE A	0	100	0	0	134.00	SF	6.50	6.50	100	2000	2000	3	80	697	
4	1242	WD DECK A	0	100	15	8	120.00	SF	10.00	10.00	100	2001	2001	3	20	240	

BUILDING DIMENSIONS

BAS=[YR=2000] W12 FEP=[YR=2001] N10 W22 S10 E22 $ W22 N2 W15 S35 FGR=[YR=2000] W2 S26 E20 N20 W13 N6 W5 $ E5 S6 E13 N4 E12 FOP=[YR=2000] E8 N2 U2 L2 N2 W6 S6 $ N6 E6 S2 R2 D2 E11 N33 $.

LAND DESCRIPTION

TOTAL OB/XF 10,110

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