



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	31	HARDIE BRD 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	01
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NEIGHBORHOOD/LOC	2028.00
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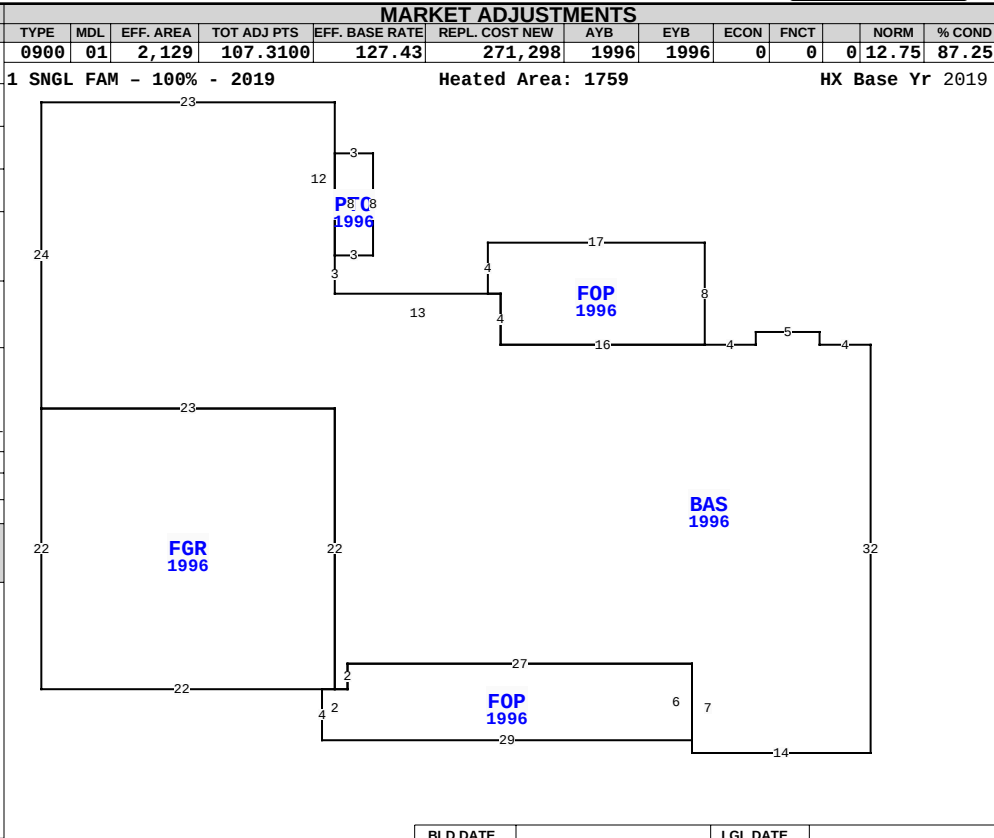
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	1,759	195,570
FGR	506	55	278	30,909
FOP	132	30	40	4,447
FOP	170	30	51	5,670
PTO	24	5	1	111
TOTALS	2,591		2,129	236,708

EXTRA FEATURES				
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L N	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	0812	CONCRETE C	0	100	0	0	1,899.00	SF	4.00	4.00	100	1996	1996	3	73	5,545	
2	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1996	1996	3	73	754	
3	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50	6.50	100	1996	1996	3	73	57	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



847 SIMMONS RD, FERNANDINA BEACH

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

TOTAL OB/XF	9,156
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				236,708			
TOTAL MARKET OB/XF VALUE				9,156			
TOTAL LAND VALUE - MARKET				80,000			
TOTAL MARKET VALUE				325,864			
SOH/AGL Deduction				101,403			
ASSESSED VALUE				224,461			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				174,461			
TOTAL JUST VALUE				325,864			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				266,701			
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