3-2N-28 S-2 PT OF LOT 10
IN OR 2050/132
EX R/W IN OR 338 PG 352

WILLIAMS FAMILY TRUST/WILLIAMS DAVID K TRUSTEE
1442 SIMMONS RD
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-044A-0010-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

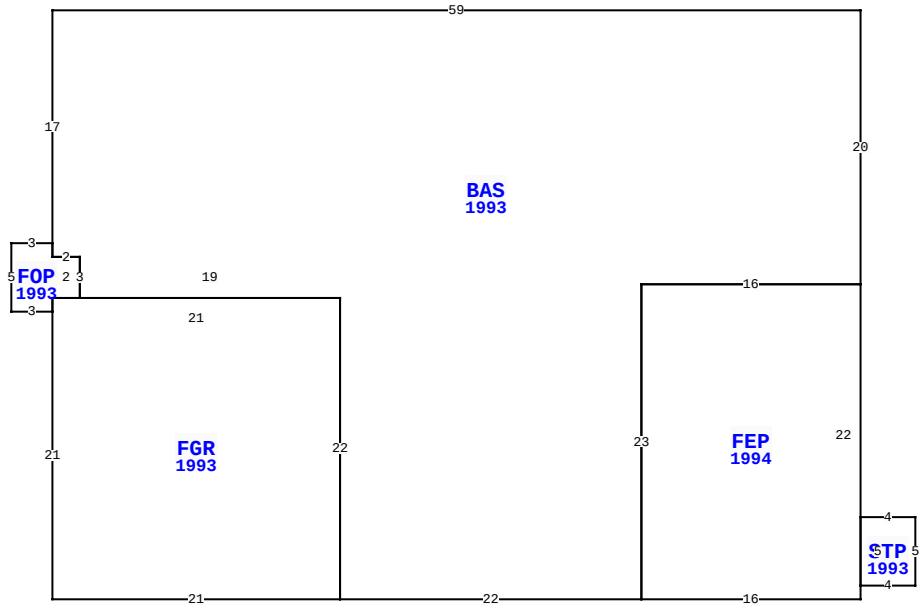
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2021.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,701 | 100 | 1,701 | 135,112 |
| FEP | 368 | 80 | 294 | 23,352 |
| FGR | 462 | 55 | 254 | 20,175 |
| FOP | 21 | 30 | 6 | 477 |
| STP | 20 | 10 | 2 | 159 |
| TOTALS | 2,572 | | 2,257 | 179,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,257 | 104.4680 | 94.28 | 212,790 | 1983 | 1993 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1701 HX Base Yr 2019




1442 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 | | 179,276 |
| TOTAL MARKET OB/XF VALUE | | 9,421 |
| TOTAL LAND VALUE - MARKET | | 227,500 |
| TOTAL MARKET VALUE | | 416,197 |
| SOH/AGL Deduction | | 191,710 |
| ASSESSED VALUE | | 224,487 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 174,487 |
| TOTAL JUST VALUE | | 416,197 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,396 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0762 | CHNGE SRVC | 300 | 02/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2545/1922 | 1/11/2022 | WD | U | I | 11 | 100 |
| GRANTOR: WILLIAMS DAVID K JR & | | | | | | |
| GRANTEE: WILLIAMS FAMILY TRU | | | | | | |
| 2050/0132 | 5/31/2016 | WD | Q | I | 01 | 185,000 |
| GRANTOR: MCPHERSON JIM | | | | | | |
| GRANTEE: WILLIAMS DAVID K JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W59 S17 FOP=[YR=1993] W3 S5 E3 FGR=[YR=1993] S21 E21 N22 W21 S1$ N1 E2 N3 W2 N1$ S1 E2 S3 E19 S22 E22 FEP=[YR=1994] E16 N1 STP=[YR=1993] E4 N5 W4 S5$ N22 W16 S23$ N23 E16 N20$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,284.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 62 | 5,664 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 255.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 44 | 729 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 348.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 87 | 3,028 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,421

| 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 | 0.91 | AC | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 227,500 | | | | | | | |

REVIEW DATE 10/04/2019 BY KWVJ Total Acres: 0.91 Total Land Value: 227,500 Market: 0 Agricultural: 0 Common: 227,500 PRINTED 08/02/2023 BY SYS