



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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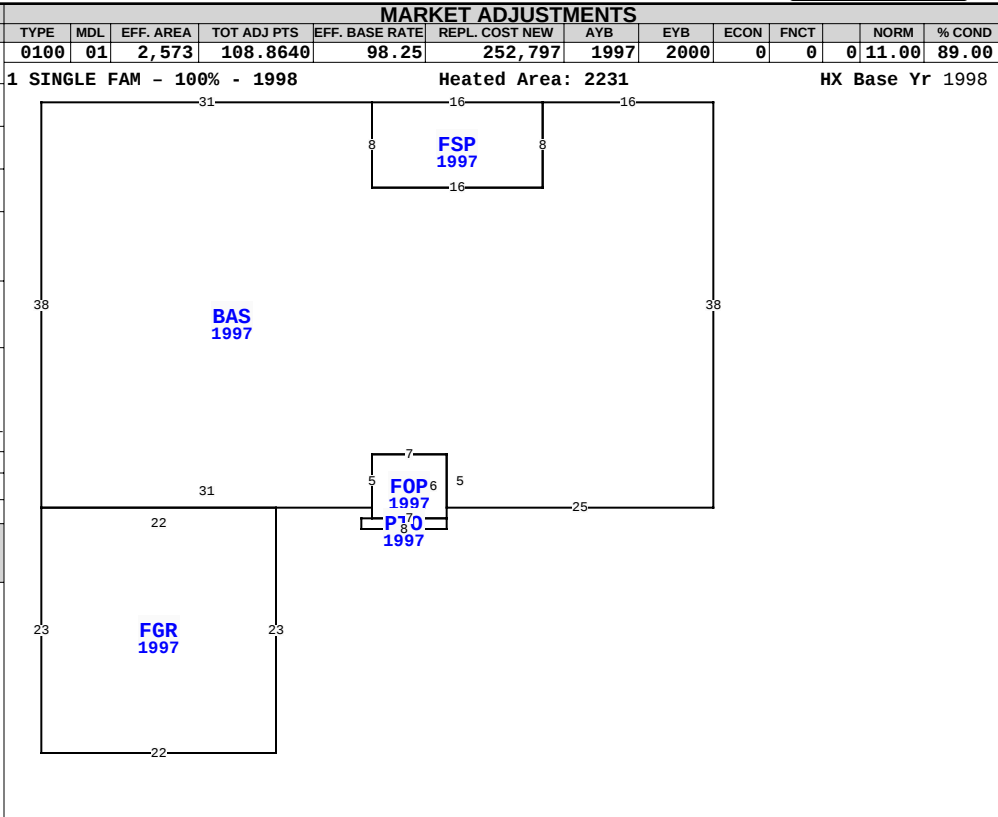
NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2,231	195,084
FGR	506	55	278	24,309
FOP	42	30	13	1,137
FSP	128	40	51	4,460
PTO	8	5	0	0

TOTALS	2,915		2,573	224,989
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	
2	0911	SCRN RM A	0	100	40	29	1,160.00	SF	17.50	17.50	
3	0855	CONC PAVER	0	100	0	0	796.00	SF	10.00	10.00	
4	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	1.00	AC	



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

1631 SIMMONS RD, FERNANDINA BEACH											
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TOTAL OB/XF											
34,758											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
224,989											
TOTAL MARKET OB/XF VALUE											
34,758											
TOTAL LAND VALUE - MARKET											
250,000											
TOTAL MARKET VALUE											
509,747											
SOH/AGL Deduction											
276,732											
ASSESSED VALUE											
233,015											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
183,015											
TOTAL JUST VALUE											
509,747											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
404,210											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21515	SCRN ENCLOSURE	5,125	06/01/2008
B21265	SWIM POOL	35,000	04/01/2008
B9704176	NEW CONSTR	167,500	08/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0808/0005	9/30/1997	WD	U	V	01	100	
GRANTOR: FEATHERSTON LINTON W							
GRANTEE: RAPER BRYON K & SHI							
0808/0002	9/30/1997	WD	U	V	10	11,500	
GRANTOR: LAMBRIGHT FRANK G JR							
GRANTEE: FEATHERSTON LINTON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W16 FSP=[YR=1997] W16 S8 E16 N8\$ S8 W16 N8 W31 S38 FGR=[YR=1997] S23 E22 N23 W22\$ E31 FOP=[YR=1997] S1 PTO=[YR=1997] W1 S1 E8 N1 W7\$ E7 N6 W7 S5\$ N5 E7 S5 E25 N38\$.											