

PT OF LOT 62 (S-2)
IN OR 2489/1690 (EX S-3)
OCEAN BREEZE FARMS PB 2/19

MEALING VIRGINIA E LVG TRUST/MEALING VIRGINIA E TR
308 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0062-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																
Exterior Wall	17	CB STUCCO 100	0900	01	3,014	111.9594	132.95	400,711	2005	2005	0	0	0	8.50	91.50	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2008													Heated Area: 2239															
Roof Cover	07	CONC TILE 100														HX Base Yr 2008															
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 70																													
Interior Floo	11	CLAY TILE 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2.5 100																													
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														
NEIGHBORHOOD/LOC			2021.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,217	100	2,217	269,696																											
FEP	36	80	29	3,528																											
FEP	421	80	337	40,996																											
FGR	503	55	277	33,697																											
SFB	27	80	22	2,676																											
UEP	220	60	132	16,057																											
TOTALS			3,424		3,014	366,651																									
EXTRA FEATURES			308 SIMMONS RD, FERNANDINA BEACH																												
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	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2005	2005	3	44	14,362																
2	0812	CONCRETE C	0 100	0	0	2,091.00	SF	4.00	4.00	100	2005	2005	3	87	7,277																
3	0845	KOOL DECK	0 100	0	0	603.00	SF	7.25	7.25	100	2005	2005	3	87	3,803																
4	0810	CONCRETE A	0 100	0	0	336.00	SF	6.50	6.50	100	2005	2005	3	87	1,900																
5	1126	CB/STC 8"	0 100	0	0	455.00	SF	8.00	8.00	100	2005	2005	3	87	3,167																
6	0810	CONCRETE A	0 100	0	0	157.00	SF	6.50	6.50	100	2005	2005	3	87	888																
7	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	87	90																
8	0438	CON RL FNC	0 100	0	0	85.00	LF	9.00	9.00	100	2005	2005	3	96	734																
9	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	27	1,350																
10	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																
LAND DESCRIPTION			TOTAL OB/XF													36,721															
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														
REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																															

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT			CD			CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY									
																							VALUATION BY									
																							STANDARD									
																							Tax Group: 8									
																							Tax Dist:									
																							BUILDING MARKET VALUE									
																							366,651									
																							TOTAL MARKET OB/XF VALUE									
																							49,833									
																							TOTAL LAND VALUE - MARKET									
																							75,000									
																							TOTAL MARKET VALUE									
																							490,684									
																							SOH/AGL Deduction									
																							177,342									
																							ASSESSED VALUE									
																							313,342									
																							TOTAL EXEMPTION VALUE									
																							HX HB WX									
																							55,000									
																							BASE TAXABLE VALUE									
																							258,342									
																							TOTAL JUST VALUE									
																							490,684									
																							NCON VALUE									
																							0									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									
																							447,953									