

PT OF LOT 62 (S-3)
IN OR 2237/781
OCEAN BREEZE FARMS PB 2/19

TESTAGROSE CONRAD MICHAEL & PAULINE ANNE
300 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0062-0030



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

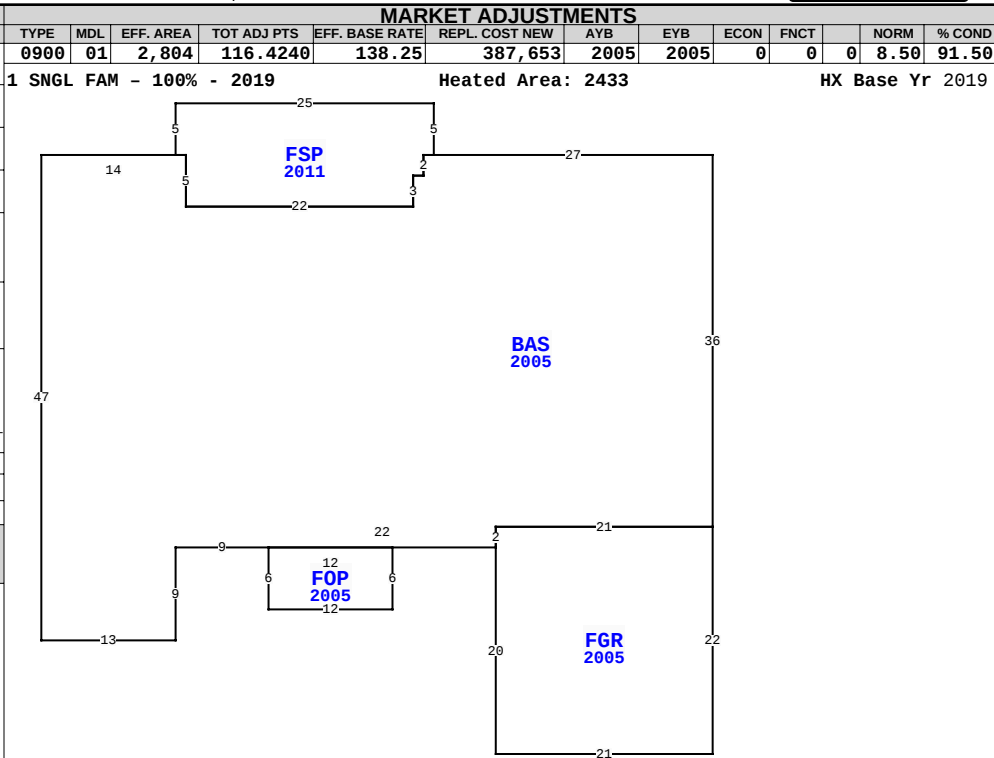
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,433	100	2,433	307,771
FGR	462	55	254	32,131
FOP	72	30	22	2,783
FSP	237	40	95	12,018

TOTALS	3,204		2,804	354,702
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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	0812	CONCRETE C	0	100	0	0	3,301.00	SF	4.00	4.00	11,487
2	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	650
3	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	543
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	528
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	90

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT	



300 SIMMONS RD, FERNANDINA BEACH

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,804	116.4240	138.25	387,653	2005	2005		0	0	8.50	91.50	
TOTAL OB/XF 13,298													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		370,097	
TOTAL MARKET OB/XF VALUE		13,298	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		458,395	
SOH/AGL Deduction		276,178	
ASSESSED VALUE		182,217	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		132,217	
TOTAL JUST VALUE		458,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,003	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14157	ELEC OTHER	2,000	02/01/2005
M0409028	H/AC	0	12/01/2004
B0414083	GARAGE	19,008	11/01/2004
B0413475	NEW CONSTR	205,000	08/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2237/0781	11/15/2018	WD Q	Q	I	02
GRANTOR: LINEHAN IRREVOCABLE T					
GRANTEE: TESTAGROSE CONRAD M					
1891/1567	11/22/2013	WD Q	Q	I	02
GRANTOR: ARPIN CONSTANCE C					
GRANTEE: LINEHAN KELLY T TRU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W27 FSP=[YR=2011] N5 W25 S5 E1 S5 E22 N3 E1 N2 E1\$ W1 S2 W1 S3 W22 N5 W14 S47 E13 N9 E9 FOP=[YR=2005] S6 E12 N6 W12\$ E22 FGR=[YR=2005] S20 E21 N22 W21 S2\$ N2 E21 N36\$.											

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