LOT 1
PLANTATION HAMMOCK PBK 8/104

BANKS JACQUELYN M
804 SIMMONS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044C-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

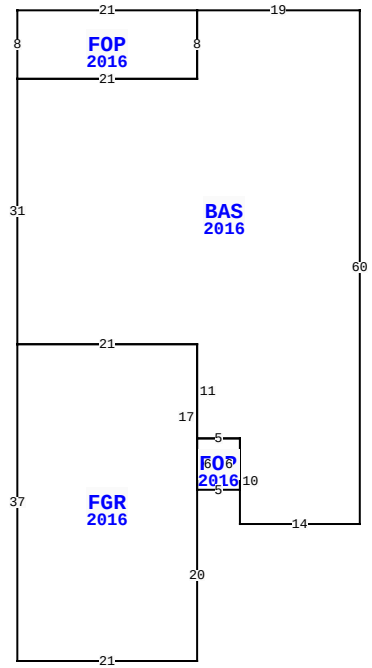
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2123.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	1,741	314,061
FGR	777	55	427	77,027
FOP	30	30	9	1,624
FOP	168	30	50	9,020
TOTALS	2,716		2,227	401,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,227	130.5066	185.97	414,155	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 1741 HX Base Yr 2018



804 SIMMONS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		401,730
TOTAL MARKET OB/XF VALUE		58,199
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		574,929
SOH/AGL Deduction		222,694
ASSESSED VALUE		352,235
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,235
TOTAL JUST VALUE		574,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901093	SWIM POOL	30,000	02/04/2019
B1531591	CO ISSUED	0	10/13/2016
B1531591	NEW CONSTR	0	12/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/0347	4/28/2020	QC	U	I	11	100
GRANTOR: BANKS DAVID L						
GRANTEE: BANKS JACQUELYN M						
2080/0875	10/21/2016	WD	Q	I	01	343,500
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: BANKS DAVID LOUIS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W21 S8 E21 N8$ S8 W21 S31 FGR=[YR=2016] S37 E21 N20 FOP=[YR=2016] E5 N6 W5 S6$ N17 W21$ E21 S11 E5 S10 E14 N60$.

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	0855	CONC PAVER	0	100	0	0	592.00	SF	7.00	7.00	100	2016	2016	3	97	4,020	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2016	2016	3	97	815	
3	0810	CONCRETE A	0	100	0	0	556.00	SF	6.50	6.50	100	2016	2016	3	97	3,506	
4	0861	POOL GUNIT	0	100	0	0	406.00	SF	85.00	85.00	100	2019	2019	3	93	32,094	
5	0855	CONC PAVER	0	100	0	0	917.00	SF	10.00	10.00	100	2019	2019	3	99	9,078	
6	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2019	2019	3	96	8,110	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 58,199

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	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 08/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS