LOT 2
PLANTATION HAMMOCK PBK 8/104

MAIMONE SAMUEL & KIMBERLY C
812 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044C-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

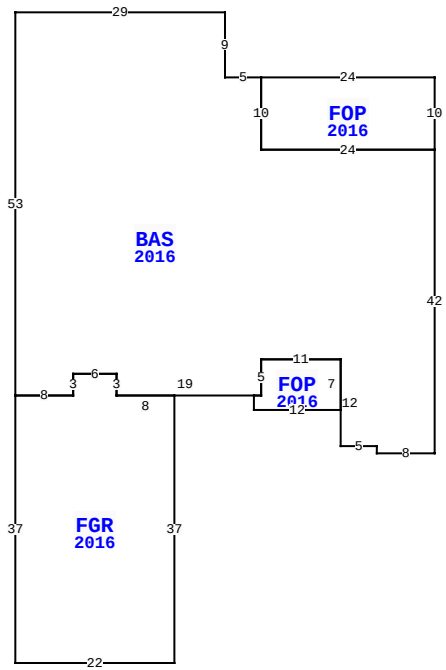
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	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	2,599	100	2,599	440,146
FGR	832	55	458	77,563
FOP	79	30	24	4,064
FOP	240	30	72	12,193
TOTALS	3,750		3,153	533,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,153	122.5164	174.59	550,482	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2022 Heated Area: 2599 HX Base Yr 2022



812 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		533,968
TOTAL MARKET OB/XF VALUE		8,901
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		657,869
SOH/AGL Deduction		162,604
ASSESSED VALUE		495,265
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		445,265
TOTAL JUST VALUE		657,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531590	CO ISSUED	0	10/13/2016
B1531590	NEW CONSTR	337,615	12/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/0118	9/01/2021	WD	Q	I	01	600,000
GRANTOR: COX JOHN D IV & JENNI						
GRANTEE: MAIMONE SAMUEL & KI						
2149/1804	9/28/2017	WD	Q	I	01	424,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: COX JOHN D IV & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W24 BAS=[YR=2016] W5 N9 W29 S53 FGR=[YR=2016] S37 E22 N37 W8 N3 W6 S3 W8$ E8 N3 E6 S3 E19 FOP=[YR=2016] S2 E12 N7 W11 S5 W1$ E1 N5 E11 S12 E5 S1 E8 N42 W24 N10$ S10 E24 N10$.

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	608.00	SF	7.00	7.00	100	2016	2016	3	97	4,128	
2	0855	CONC PAVER	0	100	0	0	168.00	SF	7.00	7.00	100	2016	2016	3	97	1,141	
3	0810	CONCRETE A	0	100	0	0	576.00	SF	6.50	6.50	100	2016	2016	3	97	3,632	

LAND DESCRIPTION

TOTAL OB/XF 8,901

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS