



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 100
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

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Quality	06	Quality Level 06
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2123.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,292	100	2,292	417,814
FGR	840	55	462	84,219
FOP	160	30	48	8,750
FOP	176	30	53	9,661

TOTALS	3,468		2,855	520,444
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	795.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	135.00	SF	7.00	7.00
3	0810	CONCRETE A	0 100	0	0	714.00	SF	6.50	6.50
4	0855	CONC PAVER	0 100	16	20	320.00	SF	7.00	7.00
5	0911	SCRN RM A	0 100	16	20	320.00	SF	17.50	17.50
6	0855	CONC PAVER	0 100	19	3	57.00	SF	7.00	7.00
7	0855	CONC PAVER	0 100	6	7	42.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,855	131.8820	187.93	536,540	2016	2016	0	0	0	97.00	
1 SFR CUST - 100% - 2017 Heated Area: 2292 HX Base Yr 2017												

820 SIMMONS RD, FERNANDINA BEACH

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

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	0855	CONC PAVER	0 100	0	0	795.00	SF	7.00	7.00	100	2016	2016	3	97	5,398	
2	0855	CONC PAVER	0 100	0	0	135.00	SF	7.00	7.00	100	2016	2016	3	97	917	
3	0810	CONCRETE A	0 100	0	0	714.00	SF	6.50	6.50	100	2016	2016	3	97	4,502	
4	0855	CONC PAVER	0 100	16	20	320.00	SF	7.00	7.00	100	2016	2016	3	97	2,173	
5	0911	SCRN RM A	0 100	16	20	320.00	SF	17.50	17.50	100	2016	2016	3	78	4,368	
6	0855	CONC PAVER	0 100	19	3	57.00	SF	7.00	7.00	100	2016	2016	3	97	387	
7	0855	CONC PAVER	0 100	6	7	42.00	SF	7.00	7.00	100	2016	2016	3	97	285	

TOTAL OB/XF										18,030						
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		520,444		
TOTAL MARKET OB/XF VALUE		18,030		
TOTAL LAND VALUE - MARKET		115,000		
TOTAL MARKET VALUE		653,474		
SOH/AGL Deduction		296,612		
ASSESSED VALUE		356,862		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		306,862		
TOTAL JUST VALUE		653,474		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		509,769		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632933	FSP	7,142	08/01/2016
B1531457	CO ISSUED	0	07/01/2016
B1531457	NEW CONSTR	303,545	11/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2061/1927	7/28/2016	WD	Q	I	01	382,100	
GRANTOR: MAGNOLIA HOMES INC							
GRANTEE: BAGGETT DAVID K & M							
1997/0728	8/14/2015	WD	Q	V	01	95,000	
GRANTOR: SIMMONS 9 LLC							
GRANTEE: MAGNOLIA HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W31 FOP=[YR=2016] W16 S10 E16 N10\$ S10 W16 N10 W13 S48 E13 FOP=[YR=2016] E26 FGR=[YR=2016] S28 E21 N40 W21 S12\$ N6 W10 N4 W5 S4 W11 S6\$ N6 E11 N4 E5 S4 E10 N6 E21 N36\$.									