



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 Floop	11	CLAY TILE 100
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

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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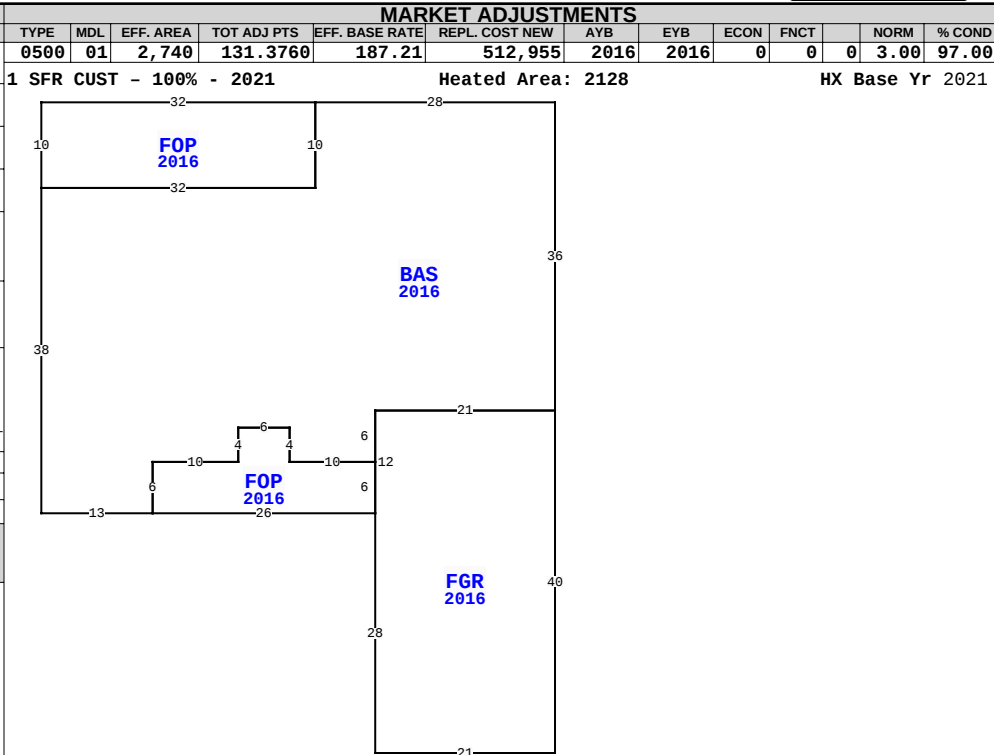
NEIGHBORHOOD/LOC	2123.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	386,432
FGR	840	55	462	83,896
FOP	180	30	54	9,806
FOP	320	30	96	17,433

TOTALS	3,468		2,740	497,566
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,059.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	30.00	SF	7.00	
3	0810	CONCRETE A	0 100	0	0	656.00	SF	6.50	
4	0476	VF 6 SBPL	0 100	0	0	258.00	LF	32.00	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
6	0911	SCRN RM A	0 100	12	32	384.00	SF	17.50	
7	0855	CONC PAVER	0 100	12	32	384.00	SF	10.00	

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



828 SIMMONS RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2016	2016	3	97	7,191	
100	2016	2016	3	97	204	
100	2016	2016	3	97	4,136	
100	2016	2016	3	92	7,596	
100	2016	2016	3	92	276	
100	2021	2021	3	97	6,518	
100	2021	2021	3	100	3,840	

TOTAL OB/XF									
29,761									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		497,566	
TOTAL MARKET OB/XF VALUE		29,761	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		642,327	
SOH/AGL Deduction		211,393	
ASSESSED VALUE		430,934	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		380,934	
TOTAL JUST VALUE		642,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		499,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200927	ADDITION	0	01/13/2021
B1531456	CO ISSUED	0	07/01/2016
B1531456	NEW CONSTR	288,640	11/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2339/1812	2/14/2020	WD	Q	I	01
GRANTOR: ERNST VALERIE R					
GRANTEE: JUSTICE ROYCE R & J					
2060/0259	7/20/2016	WD	Q	I	01
GRANTOR: MAGNOLIA HOMES INC					
GRANTEE: ERNST VALERIE R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W28 FOP=[YR=2016] W32 S10 E32 N10\$ S10 W32 S38 E13 FOP=[YR=2016] E26 FGR=[YR=2016] S28 E21 N40 W21 S12\$ N6 W10 N4 W6 S4 W10 S6\$ N6 E10 N4 E6 S4 E10 N6 E21 N36\$.									