

LOT 7
PLANTATION HAMMOCK PBK 8/104

LUNGARINI GARY JOHN/ONOFRIO LUCIA A
850 SIMMONS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044C-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	2.	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

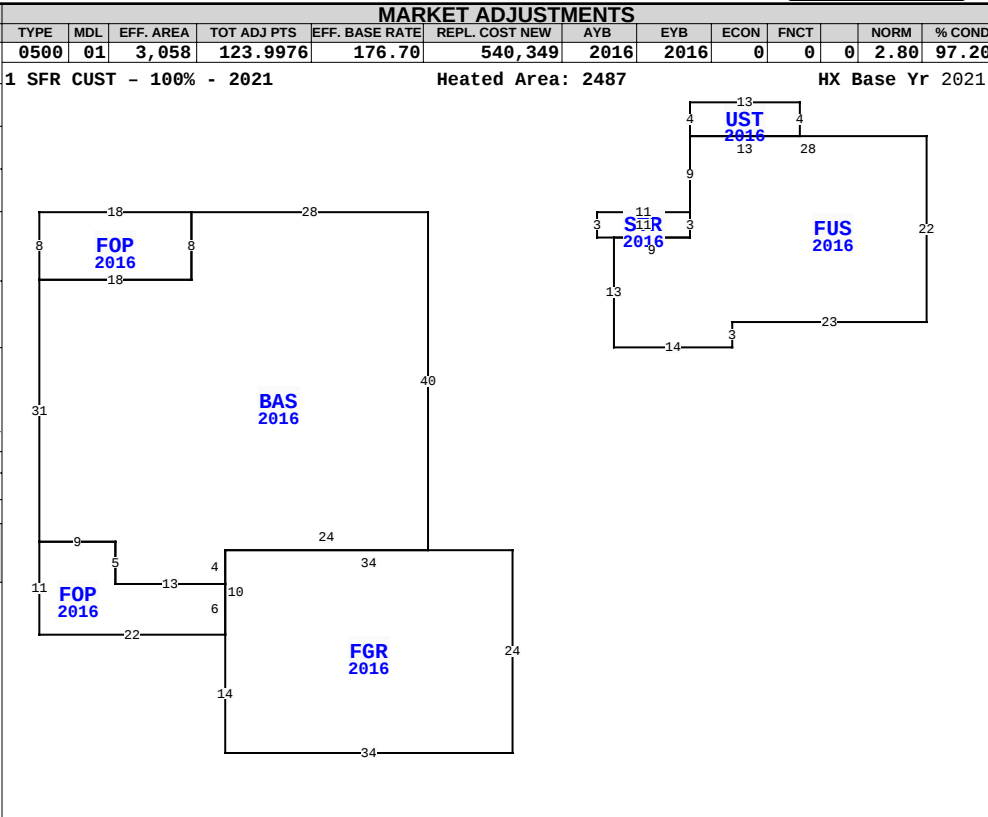
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1,739	298,677
FGR	816	55	449	77,117
FOP	144	30	43	7,385
FOP	177	30	53	9,103
FUS	748	100	748	128,471
STR	33	10	3	515
UST	52	45	23	3,950

TOTALS	3,709		3,058	525,219
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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	0810	CONCRETE A	0	100	0	0	666.00	SF	6.50	6.50	4,199
2	0855	CONC PAVER	0	100	39	3	117.00	SF	7.00	7.00	794
3	0855	CONC PAVER	0	100	0	0	920.00	SF	7.00	7.00	6,247

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		RS-2	0.00	0.00	1.00	LT	

REVIEW DATE 01/14/2021 BY TWA



850 SIMMONS RD, FERNANDINA BEACH

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

TOTAL OB/XF											
11,240											

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	525,219		
TOTAL MARKET OB/XF VALUE	11,240		
TOTAL LAND VALUE - MARKET	115,000		
TOTAL MARKET VALUE	651,459		
SOH/AGL Deduction	213,942		
ASSESSED VALUE	437,517		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	387,517		
TOTAL JUST VALUE	651,459		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	509,637		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531269	CO ISSUED	0	10/14/2016
B1531269	NEW CONSTR	324,408	10/12/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2403/1676	10/26/2020	WD	Q	I	01
488,000					
GRANTOR: SNYDER WILLIAM A & LI					
GRANTEE: LUNGARINI GARY JOHN					
2188/1887	4/04/2018	WD	Q	I	01
400,000					
GRANTOR: MAGNOLIA HOMES INC					
GRANTEE: SNYDER WILLIAM A &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W28 FOP=[YR=2016] W18 S8 E18 N8\$ S8 W18 S31 FOP=[YR=2016] S11 E22 FGR=[YR=2016] S14 E34 N24 W34 S10\$ N6 W13 N5 W9\$ E9 S5 E13 N4 E24 N40\$ PTR=E20 STR=[YR=2016] E11 FUS=[YR=2016] N9 UST=[YR=2016] N4 E13 S4 W13\$ E28 S22 W23 S3 W14 N13 E9 N3\$ S3 W11 N3\$ W20\$.											