LOT 10 & PT LOT 9(EX N 85FT)
IN OR 2475/1696
(EX OR 1509/765)

MCKENZIE ANITA J & PATRICK C
321 SIMMONS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0500-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

321 SIMMONS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	197,400
TOTAL MARKET VALUE	197,400
SOH/AGL Deduction	67,116
ASSESSED VALUE	130,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,284
TOTAL JUST VALUE	197,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001090			01/24/2023
B221359	ADDITION	0	03/01/2022
21015115	NEW CONSTR	404,883	11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2475/1696	3/25/2021	WD	Q	V	02	165,000
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: MCKENZIE ANITA J &						
1386/0959	2/02/2006	WD	Q	I		230,000
GRANTOR: MORRIS GEORGE B TRUST						
GRANTEE: DARBY MICHAEL L & J						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0005	RS-2	0.00	0.00	0.56	AC		1.00	1.00	1.40	250,000.00	350,000.00	197,400							

REVIEW DATE 04/12/2023 BY DJ Total Acres: 0.56 Total Land Value: 197,400 Market: 0 Agricultural: 0 Common: 197,400 PRINTED 08/02/2023 BY SYS