LOT 8
IN OR 855/77
SIMMONS REPLAT OF PT OF LOT 22

KEES EDWARD R & SALLY J
1429 SCOTT ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0645-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

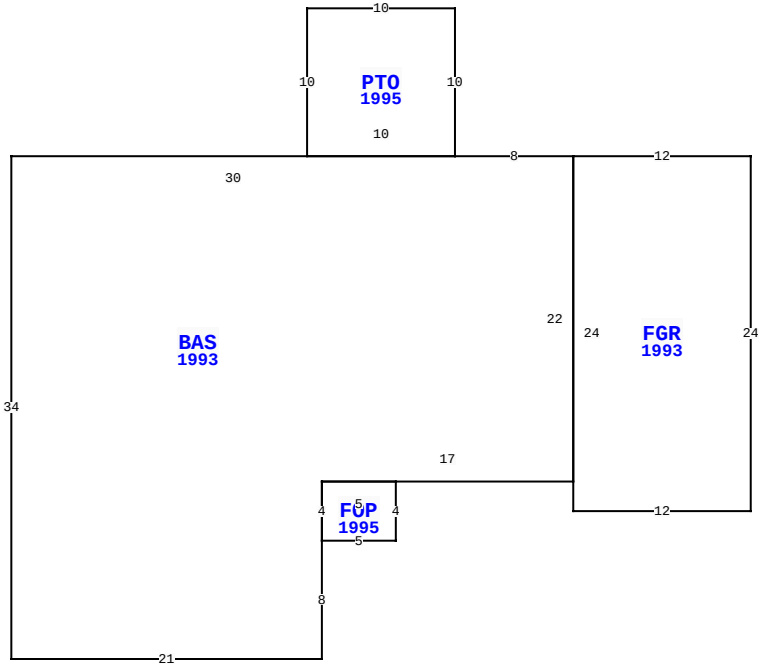
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	90,278
FGR	288	55	158	13,110
FOP	20	30	6	498
PTO	100	5	5	415
TOTALS	1,496		1,257	104,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,257	114.9200	103.72	130,376	1982	1982	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1088 HX Base Yr 1999



1429 SCOTT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		104,301
TOTAL MARKET OB/XF VALUE		40,719
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		457,520
SOH/AGL Deduction		327,126
ASSESSED VALUE		130,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,394
TOTAL JUST VALUE		457,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502001	XFOB	9,520	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/0077	11/06/1998	WD	Q	I		100,000
GRANTOR: RUSSELL VIRGINIA DALE						
GRANTEE: KEES EDWARD & SALLY						
0662/1685	7/08/1992	QC	U	I	10	100
GRANTOR: WOODWARD CURTIS & V						
GRANTEE: WOODWARD VIRGINIA D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W8 PTO=[YR=1995] N10 W10 S10 E10 $ W30 S34 E21 N8 FOP=[YR=1995] E5 N4 W5 S4 $ N4 E17 N22 $ S24 E12 N24 $.

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	0810	CONCRETE A	0	100	20	9	180.00	SF	6.50	6.50	100	1982	1982	3	41	480	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1982	1982	3	41	144	
6	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1995	1995	3	20	768	
8	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	100	1996	1996	3	73	807	
9	0811	CONCRETE B	0	100	0	0	496.00	SF	6.50	6.50	100	1996	1996	3	73	2,354	
10	0510	GARAGE WD-	0	100	64	15	960.00	SF	26.25	26.25	100	1996	1996	3	25	6,300	
11	0810	CONCRETE A	0	100	9	6	54.00	SF	6.50	6.50	100	1996	1996	3	73	256	
12	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2011	2011	3	68	26,010	
13	0845	KOOL DECK	0	100	0	0	534.00	SF	7.25	7.25	100	2011	2011	3	93	3,600	

LAND DESCRIPTION

TOTAL OB/XF 40,719

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	250,000.00	312,500.00	312,500							

REVIEW DATE 05/03/2016 BY DJ Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS