

SIMMONS STEVE & PAMELA O
1822 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128A-0064-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 4		2	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2					Tax Dist:								
BUILDING MARKET VALUE										1,659,381			
TOTAL MARKET OB/XF VALUE										249,317			
TOTAL LAND VALUE - MARKET										565,200			
TOTAL MARKET VALUE										2,473,898			
SOH/AGL Deduction										510,829			
ASSESSED VALUE										1,963,069			
TOTAL EXEMPTION VALUE					HX HB					50,000			
BASE TAXABLE VALUE										1,913,069			
TOTAL JUST VALUE										2,473,898			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										2,662,787			
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
321267				DOCK				0		09/16/2013			
20101310				REPAIR/RRF				25,000		08/09/2010			
20041877				ELEC OTHER				1,000		10/15/2004			
20041269				SWIM POOL				26,000		07/12/2004			
20033340				NEW CONSTR				30,000		06/24/2003			
20032893				NEW CONSTR				12,000		04/10/2003			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD		SALE PRICE			
0523/0368		7/29/1987		WD	U	I				200,000			
GRANTOR: MCCRANIE SUSAN P													
GRANTEE: SIMMONS STEVE & PAM													
0523/0365		7/29/1987		WD	U	I				100			
GRANTOR: HOLLOWAY FRANKLIN &													
GRANTEE: MCCRANIE SUSAN P													
BUILDING NOTES													
BUILDING DIMENSIONS													
FBM=[YR=2004] W62 UBM=[YR=2004] N15 W10 S18 E10 N3 \$ S3 W3 S20 E4 S12 E61 N35 \$ PTR= E15 BAS=[YR=2004] E26 FOP=[YR=2004] N8 E2 N4 E58 S4 E2 S8 W35 N7 W4 N1 W6 S1 W5 S7 W12 \$ E12 N7 E5 N1 E6 S1 E4 S7 E60 S35 W15 S6 W7 S2 FUS=[YR=2004] S6 W1 S2 W30 N2 W1 N6 E32 \$ W32 N2 W7 N6 W15 FOP=[YR=2004] N12 W14 S12 E14 \$ N12 W14 S11 FGR=[YR=2004] S40 W11 S8 W12 N53 FST=[YR=2004] N13 E10 S13 W10 \$ E4 FST=[YR=2004] E14 S5 W14 N5 \$ S5 E19 \$ W5 N5 W8 N13 W10 N16 \$ W15 \$ PTR= N25 FUS=[YR=2004] N16 E2 N6 W2 N24 FUS=[YR=2004] E4 S7 E6 N7 E4 S7 E15 S6 E7 S2 PTO=[YR=2004] S6 E1 S2 E30 N2 E1 N6 W32 \$ E8 N15 E15 S15 E9 N2 E7 N6 E7 N29 W7 N6 W45 N7 W4 N1 W6 S1 S1 W5 S7 W16 N2 W6 S2 W7 SFB=[YR=2004]													
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR CONSRV	
65,200													
Common: 565,200 PRINTED 08/02/2023 BY SYS													

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 4				2
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										
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[illegible]

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