

LOT 12 & N3 1/8 FT OF LOT 14
IN OR 1709/866
HAMBYS SUB PB 2/32

SIMMONS STEVE & PAMELA O
2057 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

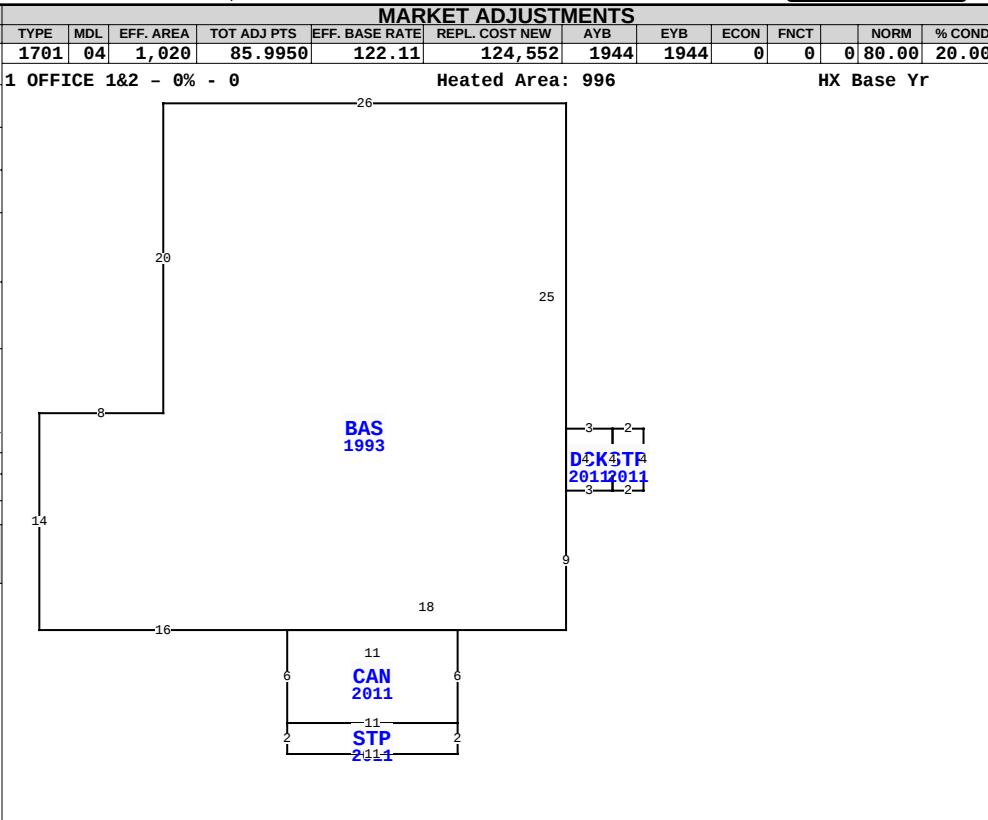
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	24,324
CAN	66	30	20	488
DCK	12	10	1	24
STP	8	10	1	24
STP	22	10	2	49

TOTALS	1,104		1,020	24,910
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	1,773.00	SF	2.00	2.00	100	1974
2	0803	ASPHALT C	0	0	0	1,028.00	SF	2.00	2.00	100	1980
3	0850	PEBBLE WLK	0	0	0	210.00	SF	3.50	3.50	100	1974
4	1123	CB 8"	0	0	0	98.00	SF	6.15	6.15	100	1974

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003		53.00	110.00	53.00	FF	



BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	06/17/2021
INC DATE			AG DATE	

TOTAL OB/XF											
3,149											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		24,910	
TOTAL MARKET OB/XF VALUE		3,149	
TOTAL LAND VALUE - MARKET		247,775	
TOTAL MARKET VALUE		275,834	
SOH/AGL Deduction		83,600	
ASSESSED VALUE		192,234	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		192,234	
TOTAL JUST VALUE		275,834	
NCON VALUE		3,149	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111508	REPAIR/RRF	1,500	09/01/2011
20111114	GAS	0	07/08/2011
20110260	REMODEL	5,800	02/24/2011
B959311	REPAIR/RRF	850	09/20/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1709/0866	11/09/2010	WD	U	I	11
GRANTOR: SIMMONS STEVE					
GRANTEE: SIMMONS STEVE & PAM					
0171/0630	1/01/1974	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 S20 W8 S14 E16 CAN=[YR=2011] S6											
STP=[YR=2011] S2 E11 N2 W11\$ E11 N6 W11\$ E18 N9											
DCK=[YR=2011] E3 STP=[YR=2011] E2 N4 W2 S4\$ N4 W3 S4\$ N25\$.											