

LOT 22  
IN OR 2377/1936  
SEASCAPE AT AMELIA PB 6/378

SIMPSON ANDREW G & MELANIE D  
721 KINGFISHER WAY  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1677-0022-0000



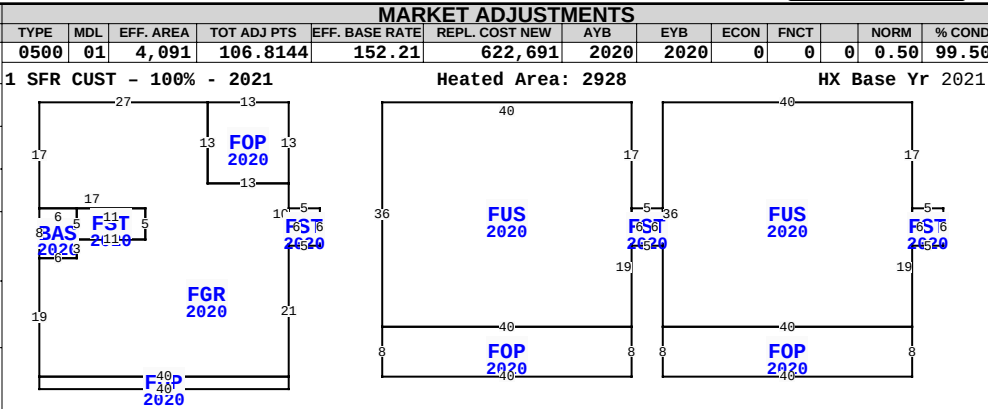
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 3. | 3. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1023.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 48               | 100         | 48           | 7,269                |
| FGR       | 1,488            | 55          | 818          | 123,885              |
| FOP       | 80               | 30          | 24           | 3,635                |
| FOP       | 169              | 30          | 51           | 7,724                |
| FOP       | 320              | 30          | 96           | 14,539               |
| FOP       | 320              | 30          | 96           | 14,539               |
| FST       | 30               | 55          | 16           | 2,423                |
| FST       | 30               | 55          | 16           | 2,423                |
| FST       | 30               | 55          | 16           | 2,423                |
| FST       | 55               | 55          | 30           | 4,543                |
| TOTALS    | 5,450            |             | 4,091        | 619,578              |

| EXTRA FEATURES |            |             |          |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|----------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP  | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0 100    | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2020    |
| 2              | 0861       | POOL GUNIT  | 0 100    | 10 | 20 | 200.00   | SF | 85.00    | 85.00          | 100       | 2020    |
| 3              | 0855       | CONC PAVER  | 0 100    | 0  | 0  | 1,690.00 | SF | 10.00    | 10.00          | 100       | 2020    |
| 4              | 0479       | VF PICKET   | 0 100    | 0  | 0  | 90.00    | LF | 10.00    | 10.00          | 100       | 2020    |
| 5              | 0871       | POOL HTR R  | 0 100    | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2020    |
| 6              | 0855       | CONC PAVER  | 0 100    | 0  | 0  | 779.00   | SF | 10.00    | 10.00          | 100       | 2020    |
| 7              | 1132       | REINFR      | 12 0 100 | 0  | 0  | 776.00   | SF | 7.40     | 7.40           | 100       | 2020    |

| 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                | 000100   | C   | SFR                  | 100 | 0003 | R-2      | 75.00 | 90.00 | 1.00        | LT        |     |



\*\* This building has 12 Sub-Areas

721 KINGFISHER WAY, FERNANDINA BEACH

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| L N | 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   | 0504       | FP-ELECTRI  | 0 100    | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2020    | 2020        | 3 | 99     | 1,980           |       |
| 2   | 0861       | POOL GUNIT  | 0 100    | 10 | 20 | 200.00   | SF | 85.00    | 85.00          | 100       | 2020    | 2020        | 3 | 95     | 16,150          |       |
| 3   | 0855       | CONC PAVER  | 0 100    | 0  | 0  | 1,690.00 | SF | 10.00    | 10.00          | 100       | 2020    | 2020        | 3 | 99     | 16,731          |       |
| 4   | 0479       | VF PICKET   | 0 100    | 0  | 0  | 90.00    | LF | 10.00    | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 882             |       |
| 5   | 0871       | POOL HTR R  | 0 100    | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2020    | 2020        | 3 | 93     | 1,860           |       |
| 6   | 0855       | CONC PAVER  | 0 100    | 0  | 0  | 779.00   | SF | 10.00    | 10.00          | 100       | 2020    | 2020        | 3 | 99     | 7,712           |       |
| 7   | 1132       | REINFR      | 12 0 100 | 0  | 0  | 776.00   | SF | 7.40     | 7.40           | 100       | 2020    | 2020        | 3 | 100    | 5,742           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 51,057      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |                 |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------------|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |                 |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |                 |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD        |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 619,578         |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 51,057          |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 281,250         |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 951,885         |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 27,598          |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 924,287         |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | HX HB VX 55,000 |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 869,287         |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 951,885         |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0               |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |                 |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 956,671         |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20190725   | NEW CONSTR  | 0   | 01/15/2020 |
| 20190308   | NEW CONSTR  | 0   | 07/12/2019 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2377/1936                      | 7/17/2020 | WD           | Q      | I      | 01        | 867,600       |  |
| GRANTOR: DREAM FINDERS HOMES L |           |              |        |        |           |               |  |
| GRANTEE: SIMPSON ANDREW G &    |           |              |        |        |           |               |  |
| 2208/1967                      | 7/03/2018 | QC           | U      | V      | 11        | 100           |  |
| GRANTOR: SIMPSON ANDREW G & ME |           |              |        |        |           |               |  |
| GRANTEE: DREAM FINDERS HOMES   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2020] W13 FGR=[YR=2020] W27 S17 BAS=[YR=2020] S8 E6 N3 FST=[YR=2020] E11 N5 W11 S5\$ N5 W6\$ E17 S5 W11 S3 W6 S19 FOP=[YR=2020] S2 E40 N2 W40\$ E40 N21 FST=[YR=2020] E5 N6 W5 S6\$ N10 W13 N13\$ S13 E13 N13\$ PTR=E15 FUS=[YR=2020] E40 S17 FST=[YR=2020] E5 S6 W5 N6\$ S19 FOP=[YR=2020] S8 W40 N8 E40\$ W40 N36 \$ W15\$ PTR=E60 FUS=[YR=2020] E40 S17 FST=[YR=2020] E5 S6 W5 N6\$ S19 FOP=[YR=2020] S8 W40 N8 E40\$ W40 N36 \$ W60\$. |  |  |  |  |  |  |  |  |  |  |  |