

BLK 215 N 22FT OF TRACT D OF
LOT 6 & S 70FT OF TRACT C OF
LOT 7

WILLIAMS FAMILY TRUST/WILLIAMS DAVID K JR TRUSTEE
1442 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0215-06D1



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	50,650
FGR	338	55	186	9,290
FOP	24	30	7	350
TOTALS	1,376		1,207	60,290

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	588.00	SF	6.50	6.50	100	1993	1993	3	68	2,599	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,207	103.8000	93.68	113,072	1993	1993	0	0	30	16.68	53.32
1 SINGLE FAM - 0% - 0												
Heated Area: 1014												
HX Base Yr												
BAS 1993												
FGR 1993												
FOP 1993												

517 S	12TH ST,	FERNANDINA BEACH
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	60,290		
TOTAL MARKET OB/XF VALUE	2,599		
TOTAL LAND VALUE - MARKET	184,000		
TOTAL MARKET VALUE	246,889		
SOH/AGL Deduction	85,558		
ASSESSED VALUE	161,331		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	161,331		
TOTAL JUST VALUE	246,889		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	209,108		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4703	DEMOLITION	0	02/23/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2545/1926	1/11/2022	WD	U	I	11	100
GRANTOR: WILLIAMS DAVID K JR &						
GRANTEE: WILLIAMS FAMILY TRU						
2367/1695	6/04/2020	WD	Q	I	01	150,000
GRANTOR: JORJ INC						
GRANTEE: WILLIAMS DAVID K JR						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=1993] W13 BAS=[YR=1993] W39 S26 E23 FOP=[YR=1993] S4 E6 N4 W6 \$ E16 N26 \$ S26 E13 N26 \$.		