BLK 230 TRACT A OF LOT 10
IN OR 2090/1221
CITY OF FDNA BEACH S/D OF

SIMMONS EVETT L REVOC TRUST
7843 SABLE LAKE DR
PORT ST LUCIE, FL 34986

2023

00-00-31-1800-0230-10A1

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

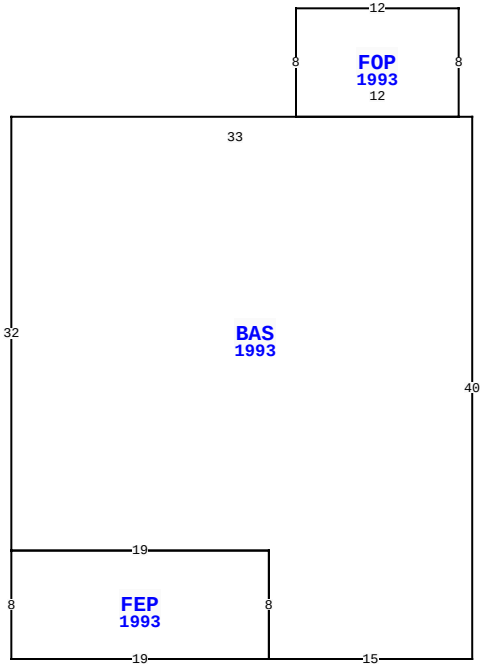
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1,208	77,020
FEP	152	80	122	7,779
FOP	96	30	29	1,849
TOTALS	1,456		1,359	86,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,359	95.4720	86.16	117,091	1956	1985	0	0	0	26.00	74.00

1 SINGLE FAM – 0% - 0 Heated Area: 1208 HX Base Yr



1228 BEECH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	86,647
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	266,647
SOH/AGL Deduction	59,993
ASSESSED VALUE	206,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,654
TOTAL JUST VALUE	266,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003220	REPAIRS FIRE DAMA	5,500	06/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1221	12/20/2016	QC	U	I	11	100
GRANTOR: SIMMONS EVETT L						
GRANTEE: SIMMONS EVETT L TRU						
1225/0892	4/27/2004	WD	U	I	07	100
GRANTOR: HOLZENDORF EARTHA MAE						
GRANTEE: SIMMONS EVETT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FOP=[YR=1993] N8 W12 S8 E12 $ W33 S32
FEP=[YR=1993] S8 E19 N8 W19 $ E19 S8 E15 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-2	50.00	86.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							
2	000100	C	SFR	0	0006	R-2	50.00	86.00	50.00	SF		1.00	1.00	1.00	1,600.00	1,600.00	80,000							

REVIEW DATE 10/05/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS