

BLOCK 255 E90 FT OF LOT 5
IN OR 2155/1325
CITY OF FDNA BEACH

SIMMONS LESTER M II & AIMEE M
1416 LEON STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0255-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100	1,390	111,589
FSP	56	40	22	1,766
FSP	140	40	56	4,496
UOP	40	20	8	642
USP	63	30	19	1,525

TOTALS	1,689		1,495	120,018
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0			6.50
4	0810	CONCRETE A	0	100	0	0			6.50
5	0511	GARAGE CB-	0	100	23	28			40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	90.00	172.00	1.00

REVIEW DATE	09/11/2019	BY	DJA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,495	112.6000	101.62	151,922	1956	1980	0	0
1 SINGLE FAM - 100% - 2019									
Heated Area: 1390									
HX Base Yr 2019									

1416 LEON ST, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
9,599									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	90.00	172.00	1.00

Total Acres:	0.00	Total Land Value:	213,750	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		120,018	
TOTAL MARKET OB/XF VALUE		9,599	
TOTAL LAND VALUE - MARKET		213,750	
TOTAL MARKET VALUE		343,367	
SOH/AGL Deduction		155,603	
ASSESSED VALUE		187,764	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		137,764	
TOTAL JUST VALUE		343,367	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111024	ELEC OTHER	125	06/22/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2155/1325	9/28/2017	SW	U	I	12
GRANTOR: WILMINGTON SAVINGS FU					
GRANTEE: SIMMONS LESTER M II					
2097/1324	1/30/2017	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: PRETIUM MORTGAGE AC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W5 S8 USP=[YR=1993] W9 S7 BAS=[YR=1993] W28 S34 E35 FSP=[YR=1993] E10 N14 W10 S14\$ N14 E10 N20 FSP=[YR=1993] N7 W8 S7 E8\$ W17\$ E9 N7\$ E5 N8\$.									