PT OR 1167/1722

SIMMONS RICHARD S & PAMELA O
2057 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

20-3N-29-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

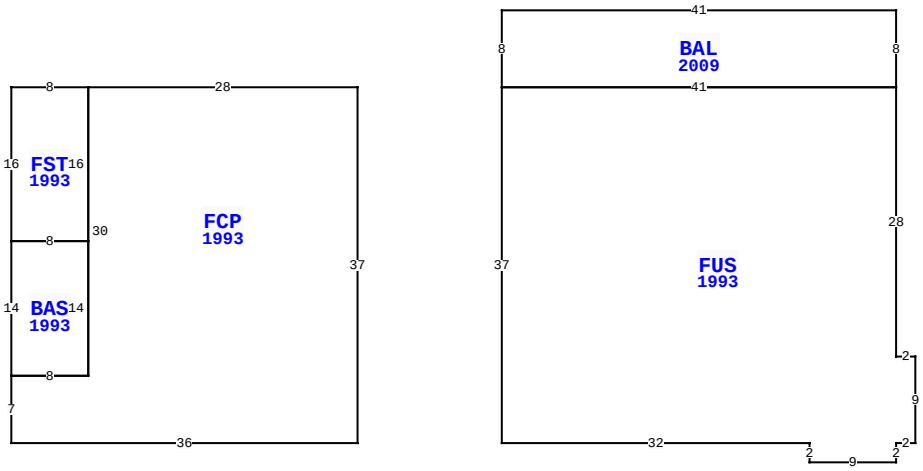
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	328	15	49	6,983
BAS	112	100	112	15,960
FCP	1,092	25	273	38,903
FST	128	55	70	9,975
FUS	1,553	100	1,553	221,306
TOTALS	3,213		2,057	293,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,057	121.2162	172.73	355,306	1987	1987	0	0	0	17.50	82.50

1 SFR CUST – 0% - 0 Heated Area: 1665 HX Base Yr



1298 S FLETCHER AVE, 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	293,127
TOTAL MARKET OB/XF VALUE	4,092
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,197,219
SOH/AGL Deduction	119,824
ASSESSED VALUE	1,077,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,077,395
TOTAL JUST VALUE	1,197,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,206,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/1722	9/03/2003	WD	Q	I		715,000
GRANTOR: HILBRINK JOHAN O & LI						
GRANTEE: SIMMONS RICHARD S &						
0840/0771	7/09/1998	WD	U	I	09	100
GRANTOR: CORNELL LINDA D						
GRANTEE: HILBRINK JOHAN O &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W28 FST=[YR=1993] W8 S16 BAS=[YR=1993] S14 E8 N14 W8 $ E8 N16 $ S30 W8 S7 E36 N37 $ PTR= E15 BAL=[YR=2009] N8E41S8W41$ FUS=[YR=1993] E41 S28 E2 S9 W2 S2 W9 N2 W32 N37 $ W15 $.

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
1	0810	CONCRETE A	0	0	0	0	945.00	SF	6.50	6.50	100	1987	1987	3	54.5	3,348	
2	0416	DUNEWALKS	0	0	62	4	248.00	SF	15.00	15.00	100	1987	1987	3	20	744	

LAND DESCRIPTION

TOTAL OB/XF 4,092

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	000120	C	SFR OCN FT	0	0006	R-1	60.00	124.00	60.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	900,000							

REVIEW DATE 03/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS