

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,021	100	2,021
FGR	625	55	344
FOP	70	30	21
FOP	140	30	42
TOTALS	2,856		2,428
			339,495

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,428	125.2636	148.75	361,165	2014	2014	0	0	6.00	94.00

2 SNGL FAM - 100% - 2016 Heated Area: 2021 HX Base Yr 2016

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		339,495	
TOTAL MARKET OB/XF VALUE		70,327	
TOTAL LAND VALUE - MARKET		114,750	
TOTAL MARKET VALUE		524,572	
SOH/AGL Deduction		195,760	
ASSESSED VALUE		328,812	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		278,812	
TOTAL JUST VALUE		524,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,651	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005233	SWIM POOL	50,000	04/26/2021
B1428187	CO ISSUED	0	07/01/2014
B1428187	NEW CONSTR	245,562	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1873/1845	8/16/2013	WD	U	V	30	100

GRANTOR: SIMMONS ROBERT L & DO
GRANTEE: SIMMONS ROBERT & SH

1796/1114	5/22/2012	WD	Q	I	02	28,000
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GRANTOR: RAULERSON GARY L & JO
GRANTEE: SIMMONS ROBERT & SH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0	100	29	20	SF	15.00	15.00	100	1999
2	1242	WD DECK A	0	100	15	7	SF	10.00	10.00	100	2000
3	1242	WD DECK A	0	100	10	8	SF	10.00	10.00	100	2000
4	0510	GARAGE WD-	0	100	26	25	SF	35.00	35.00	100	2003
5	0811	CONCRETE B	0	100	24	22	SF	5.20	5.20	100	2003
6	0752	USP	0	100	26	10	SF	15.00	15.00	100	2004
7	0811	CONCRETE B	0	100	24	22	SF	5.20	5.20	100	2006
8	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	2014
9	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	2014
10	0861	POOL GUNIT	0	100	24	18	SF	85.00	85.00	100	2021

TOTAL OB/XF											
63,127											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.59	AC	1.00

BUILDING NOTES											
FGR=[YR=2014] W8 BAS=[YR=2014] N23 W25 S12 W8 FOP=[YR=2014] W21 S4 E1 S4 E16 N4 U4 R4 \$ D4 L4 S4 W16 N4 W13 S35 E15 N3FOP=[YR=2014] E14 N5 W14 S5\$ N5 E14 S8 E13 N11 E7 N17 E17\$ W17 S25 E25 N25\$.											

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.59	AC	1.00

PARCELS 1-19 & 1-31
PT OF E1/2 OF NE1/4
IN OR 1873/1845

SIMMONS ROBERT & SHARON
2750 BARBARA LN
HILLIARD, FL 32046

2023

33-2N-23-0000-0001-0190

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 339,495 TOTAL MARKET OB/XF VALUE 70,327 TOTAL LAND VALUE - MARKET 114,750 TOTAL MARKET VALUE 524,572 SOH/AGL Deduction 195,760 ASSESSED VALUE 328,812 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 278,812 TOTAL JUST VALUE 524,572 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 402,651										
DOR CODE 0100 SINGLE FAMILY				MAP NUM				MKT AREA				09															
NEIGHBORHOOD/LOC 9001.00				AREA TYPE				TOTAL GROSS AREA				PCT OF BASE				TOT ADJ AREA				SUBAREA MARKET VALUE							
TOTALS																BLD DATE				LGL DATE				06/16/2023 MLU			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
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GRANTOR: SIMMONS ROBERT L & DO						
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1796/1114	5/22/2012	WD Q	I	I	02	28,000
GRANTOR: RAULERSON GARY L & JO						
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EXTRA FEATURES																
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
11	0855	CONC PAVR	0	100	0	0			720.00	SF	10.00				10.00	
TOTALS																

BUILDING NOTES															

LAND DESCRIPTION																TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING DIMENSIONS															