

LOT 19  
IN OR 2194/1573  
PALM BLUFF SUB PB 6/6-7

SIMPSON KIMBERLY & SHELLY C JR  
96102 PALM BLUFF DR  
FERNANDINA BEACH, FL 32034

2023

46-3N-28-560P-0019-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4023.00 |                  |

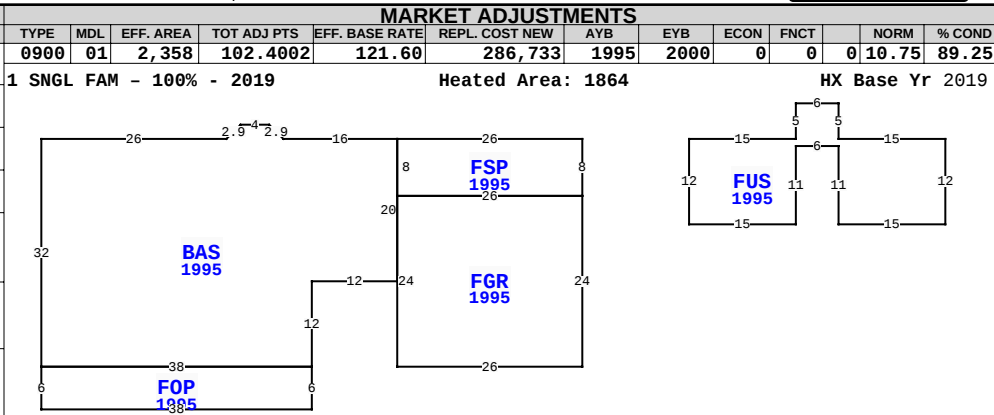
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,468            | 100         | 1,468        | 159,319              |
| FGR       | 624              | 55          | 343          | 37,225               |
| FOP       | 228              | 30          | 68           | 7,380                |
| FSP       | 208              | 40          | 83           | 9,008                |
| FUS       | 396              | 100         | 396          | 42,977               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,924 |  | 2,358 | 255,909 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |       |
|----------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 650.00   | SF | 5.20     |       |
| 3              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,888.00 | SF | 4.00     |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 20 | 2  | 40.00    | SF | 6.50     |       |
| 7              | 0866       | POOL FIBER  | 0 100   | 33 | 13 | 429.00   | SF | 72.00    |       |
| 8              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 1,281.00 | SF | 10.00    |       |
| 9              | 0871       | POOL HTR R  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 |       |

| 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 |     | RS-1     | 0.00  | 0.00  | 1.00        |

REVIEW DATE 03/04/2021 BY NW



| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0900 | 01  | 2,358     | 102.4002    | 121.60         | 286,733        | 1995 | 2000 | 0    | 0    | 10.75 | 89.25  |

| TOTAL OB/XF |            |             |         |    |    |          |    |          |       |
|-------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1           | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 |       |
| 2           | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 650.00   | SF | 5.20     |       |
| 3           | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,888.00 | SF | 4.00     |       |
| 4           | 0810       | CONCRETE A  | 0 100   | 20 | 2  | 40.00    | SF | 6.50     |       |
| 7           | 0866       | POOL FIBER  | 0 100   | 33 | 13 | 429.00   | SF | 72.00    |       |
| 8           | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 1,281.00 | SF | 10.00    |       |
| 9           | 0871       | POOL HTR R  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 |     | RS-1     | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 255,909   |  |             |
| TOTAL MARKET OB/XF VALUE  | 52,985    |  |             |
| TOTAL LAND VALUE - MARKET | 130,000   |  |             |
| TOTAL MARKET VALUE        | 438,894   |  |             |
| SOH/AGL Deduction         | 151,368   |  |             |
| ASSESSED VALUE            | 287,526   |  |             |
| TOTAL EXEMPTION VALUE     | 55,000    |  |             |
| BASE TAXABLE VALUE        | 232,526   |  |             |
| TOTAL JUST VALUE          | 438,894   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 375,199   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B2006456   | SWIM POOL   | 69,000 | 09/01/2020 |
| B1709523   | DEMOLITION  | 1,950  | 10/26/2017 |
| 985013     | XFOB        | 6,000  | 05/01/1998 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2194/1573                      | 5/01/2018 | WD        | Q     | I     | 01     |
| GRANTOR: HORNE FAMILY REV LIV  |           |           |       |       |        |
| GRANTEE: SIMPSON KIMBERLY A    |           |           |       |       |        |
| 0930/1540                      | 5/03/2000 | WD        | U     | I     | 01     |
| GRANTOR: HORNE BENNIE & JANICE |           |           |       |       |        |
| GRANTEE: HORNE BENNIE H & JA   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|                |  |  |  |  |  |

| BUILDING DIMENSIONS                                                   |  |  |  |  |  |
|-----------------------------------------------------------------------|--|--|--|--|--|
| FSP=[YR=1995] W26 BAS=[YR=1995] W16 U2 L2 W4 D2 L2 W26                |  |  |  |  |  |
| S32 FOP=[YR=1995] S6 E38 N6 W38 \$ E38 N12 E12 N20 \$ S8              |  |  |  |  |  |
| FGR=[YR=1995] S24 E26 N24 W26 \$ E26 N8 \$ PTR= E15                   |  |  |  |  |  |
| FUS=[YR=1995] E15 N5 E6 S5 E15 S12 W15 N11 W6 S11 W15 N12 \$ W15 \$ . |  |  |  |  |  |

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