LOT 3 IN OR 2042/1122
GLYNDON ESTATES PB 5/366

BASS MELVIN E & TERRI D
815 SIMMONS RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0262-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	03	CONC FINSH 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

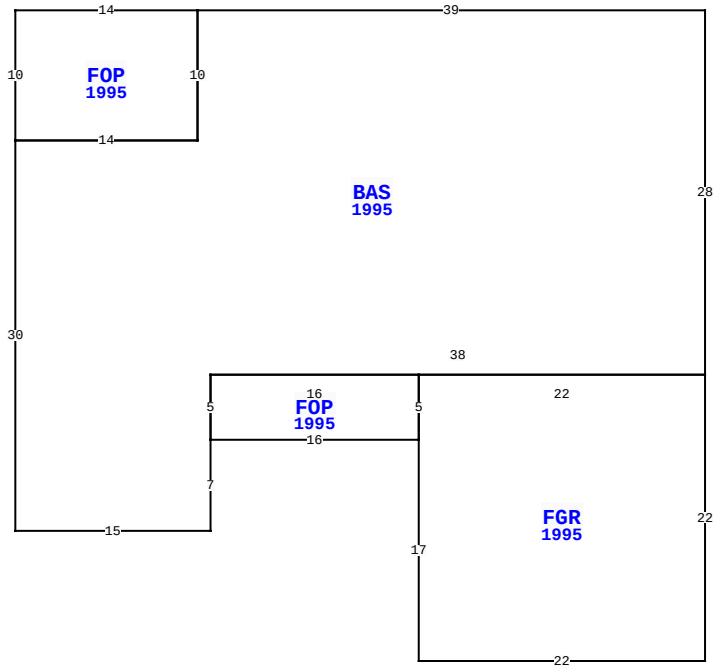
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	196,033
FGR	484	55	266	34,216
FOP	80	30	24	3,087
FOP	140	30	42	5,403
TOTALS	2,228		1,856	238,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,856	119.6580	149.57	277,602	1995	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2017 Heated Area: 1524 HX Base Yr 2017



815 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		238,738
TOTAL MARKET OB/XF VALUE		766
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		359,504
SOH/AGL Deduction		158,040
ASSESSED VALUE		201,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,464
TOTAL JUST VALUE		359,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501717	NEW CONSTR	62,715	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1122	4/25/2016	WD	Q	I	01	240,000
GRANTOR: HENDRIX CATHY W ET AL						
GRANTEE: BASS MELVIN E & TER						
2024/0140	1/12/2016	FJ	U	I	11	0
GRANTOR: WICKLESS SHIRLEY ANN						
GRANTEE: HENDRIX CATHY W ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W39 FOP=[YR=1995] W14 S10 E14 N10 $ S10 W14 S30 E15 N7 FOP=[YR=1995] E16 FGR=[YR=1995] S17 E22 N22 W22 S5 $ N5 W16 S5 $ N5 E38 N28 $.

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	1242	WD DECK A	0	100	0	0	383.00	SF	10.00	10.00	100	1997	1997	3	20	766	

LAND DESCRIPTION

TOTAL OB/XF 766

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS