LOT 5 IN OR 930/571
GLYNDON ESTATES PB 5/366

SHEPPARD JOSEPH T & KIMBERLY F
833 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0262-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

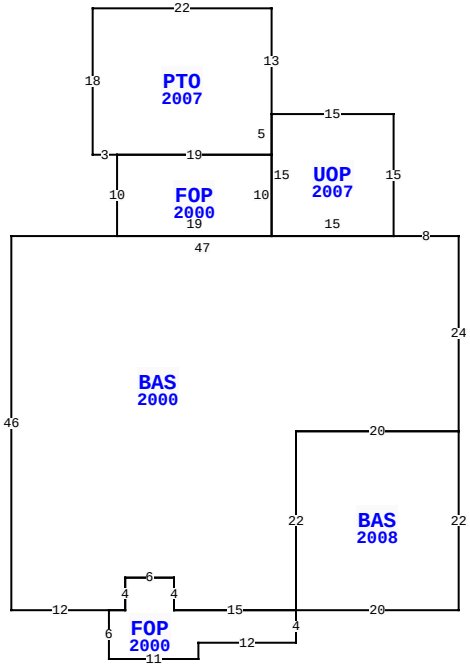
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,066	100	2,066	222,797
BAS	440	100	440	47,450
FOP	138	30	41	4,421
FOP	190	30	57	6,147
PTO	396	5	20	2,156
UOP	225	20	45	4,852
TOTALS	3,455		2,669	287,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,669	104.2560	130.32	347,824	2000	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2001 Heated Area: 2506 HX Base Yr 2001



833 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		419,932
TOTAL MARKET OB/XF VALUE		15,839
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		555,771
SOH/AGL Deduction		235,124
ASSESSED VALUE		320,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,647
TOTAL JUST VALUE		555,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13078	MECH OTHER	0	07/01/2007
R10494	REPAIR/RRF	2,000	06/01/2007
P12375	OTHER	0	05/01/2007
B007278	NEW CONSTR	125,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/0571	5/01/2000	WD	U	V		40,000
GRANTOR: OSBOURNE GEORGE D & N						
GRANTEE: SHEPPARD JOSEPH T &						
0930/0569	5/01/2000	WD	Q	V		33,000
GRANTOR: WAAS BERNICE F						
GRANTEE: OSBOURNE GEORGE D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W8 UOP=[YR=2007] N15 W15 PTO=[YR=2007] N13 W22 S18 E3 FOP=[YR=2000] S10 E19 N10 W19$ E19 N5$ S15 E15$ W47 S46 E12 FOP=[YR=2000] S6 E11 N2 E12 N4 W15 N4 W6 S4 W2$ E2 N4 E6 S4 E15 BAS=[YR=2008] E20 N22 W20 S22$ N22 E20 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,479.00	SF	4.00	4.00	100	2000	2000	3	79	4,674	
3	0810	CONCRETE A	0	100	52	3	156.00	SF	6.50	6.50	100	2000	2000	3	79	801	
4	0812	CONCRETE C	0	100	0	0	1,749.00	SF	4.00	4.00	100	2007	2007	3	88	6,156	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2007	2007	3	31	1,268	

LAND DESCRIPTION

TOTAL OB/XF 15,839

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

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BUILDING CHARACTERISTICS

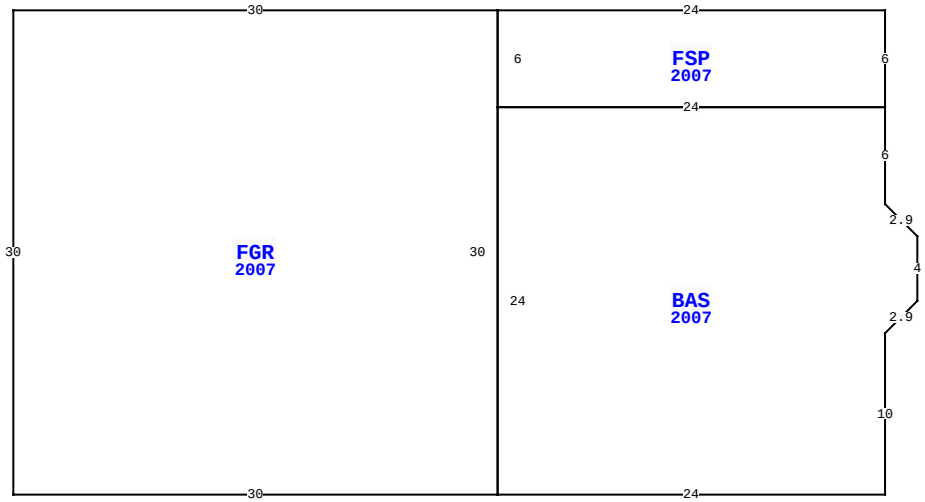
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	588	100	588	68,080
FGR	900	55	495	57,312
FSP	144	40	58	6,716
TOTALS	1,632		1,141	132,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,141	131.7580	125.17	142,819	2007	2007	0	0	0	7.50	92.50

2 SINGLE FAM – 100% - 2001 Heated Area: 588 HX Base Yr 2001



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GRANTOR: WAAS BERNICE F						
GRANTEE: OSBOURNE GEORGE D &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W24 FGR=[YR=2007] W30 S30 E30 BAS=[YR=2007] E24 N10 U2 R2 N4 L2 U2 N6 W24 S24$ N30$ S6 E24 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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