3-2N-28 S-2 PT OF LOT 16
IN OR 1921/1712
EX ESMT OR 258/180

CLIFTON TONYA CARTER &/CHAPMAN SONYA CARTER
1525 SIMMONS RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044A-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

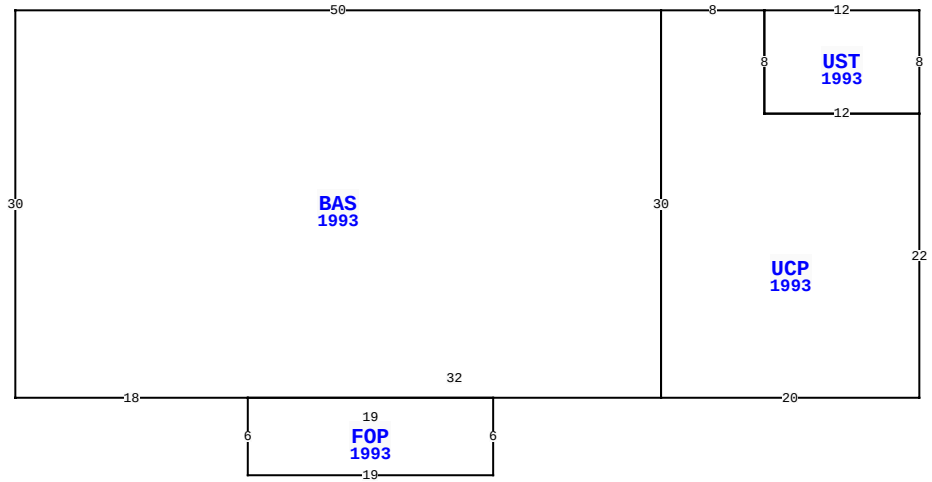
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	120,032
FOP	114	30	34	2,721
UCP	504	20	101	8,082
UST	96	45	43	3,441
TOTALS	2,214		1,678	134,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	128.6000	122.17	205,001	1974	1974	0	0	0	34.50	65.50

1 SINGLE FAM – 50% - 2023 Heated Area: 1500 HX Base Yr 2023



1525 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		146,631
TOTAL MARKET OB/XF VALUE		15,626
TOTAL LAND VALUE - MARKET		420,000
TOTAL MARKET VALUE		582,257
SOH/AGL Deduction		42,215
ASSESSED VALUE		540,042
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		490,042
TOTAL JUST VALUE		582,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1712	6/06/2014	QC	U	I	11	100

GRANTOR: CARTER THOMAS JAMES &

GRANTEE: CLIFTON TONYA CARTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S30 E18 FOP=[YR=1993] S6 E19 N6 W19$ E32 UCP=[YR=1993] E20 N22 UST=[YR=1993] N8 W12 S8 E12$ W12 N8 W8 S30 $ N30$.

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	0681	POLE SHED	0	50	31	18	558.00	SF	15.00	15.00	100	1966	1966	3	20	1,674	
2	0350	CARPORT WD	0	50	76	47	3,572.00	SF	13.00	13.00	100	1966	1966	3	20	9,287	
3	0681	POLE SHED	0	50	15	15	225.00	SF	15.00	15.00	100	1966	1966	3	20	675	
4	0510	GARAGE WD-	0	50	30	19	570.00	SF	35.00	35.00	100	1989	1989	3	20	3,990	

LAND DESCRIPTION

TOTAL OB/XF 15,626

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	000115	C	SFR ACRES	50		OR	0.00	0.00	2.00	AC		1.00	1.00	0.70	300,000.00	210,000.00	420,000							

REVIEW DATE 10/04/2019 BY KWVJ Total Acres: 2.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 08/06/2024 BY SYS

3-2N-28 S-2 PT OF LOT 16
IN OR 1921/1712
EX ESMT OR 258/180

CLIFTON TONYA CARTER &/CHAPMAN SONYA CARTER
1525 SIMMONS RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044A-0016-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

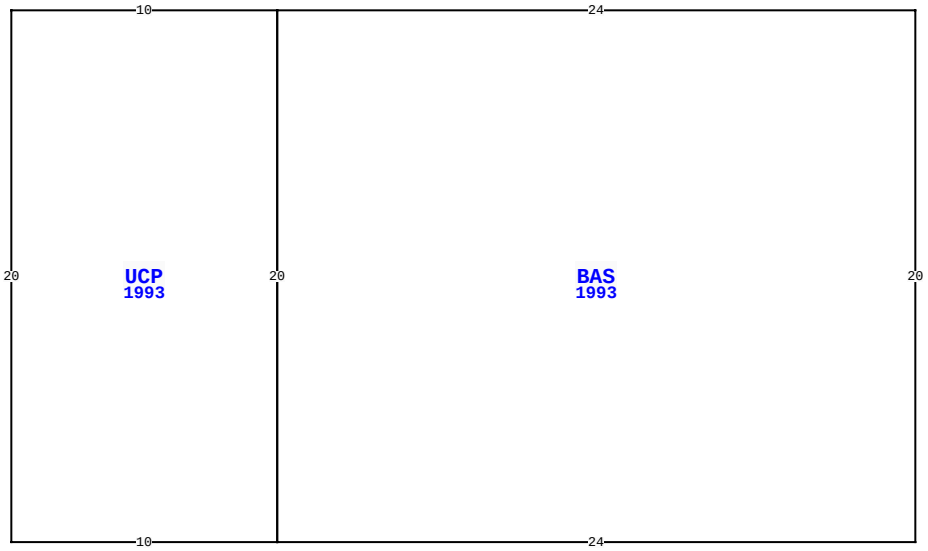
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	11,404
UCP	200	20	40	950
TOTALS	680		520	12,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0150	01	520	80.1900	40.10	20,852	1966	1966	0	0	10	30.75	59.25

2 ACCESORY U – 0% - 2023 Heated Area: 480 HX Base Yr 2023



1525 SIMMONS RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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GRANTOR: CARTER THOMAS JAMES &
GRANTEE: CLIFTON TONYA CARTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UCP=[YR=1993] W10 S20 E10 N20$ S20 E24 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/04/2019 BY KWVJ Total Acres: 2.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 08/06/2024 BY SYS