

PT OF LOT 62 (S-2)
IN OR 2489/1690 (EX S-3)
OCEAN BREEZE FARMS PB 2/19

MEALING VIRGINIA E LVG TRUST/MEALING VIRGINIA E TR
308 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0062-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	2,217	100	2,217	282,345
FEP	36	80	29	3,694
FEP	421	80	337	42,918
FGR	503	55	277	35,277
SFB	27	80	22	2,802
UEP	220	60	132	16,810
TOTALS	3,424		3,014	383,846

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,014	111.9594	139.95	421,809	2005	2005	0	0	9.00	91.00

1 SNGL FAM - 100% - 2008

Heated Area: 2239

HX Base Yr 2008

The site map shows a property layout with several labeled areas and their dimensions:

- BAS 2005**: A large area on the left with a vertical dimension of 68 and a horizontal dimension of 24 at the top.
- UEP 2007**: A small area in the center with a vertical dimension of 8 and a horizontal dimension of 10.
- FEP 2007**: A small area below UEP 2007 with a vertical dimension of 4 and a horizontal dimension of 10.
- SFB 2005**: A small area on the right with a vertical dimension of 5 and a horizontal dimension of 10.
- FGR 2005**: A large area at the bottom with a vertical dimension of 21 and a horizontal dimension of 22.

BLD DATE	LGL DATE
XF DATE	LAND DATE

03/12/2024

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										8
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY											