PT OF LOT 62 (S-3)
IN OR 2237/781
OCEAN BREEZE FARMS PB 2/19

TESTAGROSE CONRAD MICHAEL & PAULINE ANNE
300 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0062-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

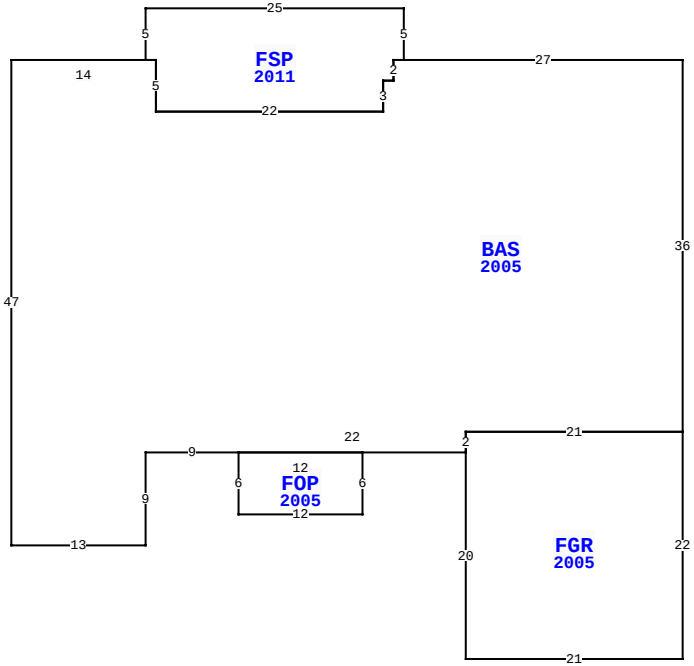
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,433	100	2,433	322,207
FGR	462	55	254	33,638
FOP	72	30	22	2,914
FSP	237	40	95	12,581
TOTALS	3,204		2,804	371,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,804	116.4240	145.53	408,066	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 2433 HX Base Yr 2019



300 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		386,652
TOTAL MARKET OB/XF VALUE		13,128
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		499,780
SOH/AGL Deduction		312,096
ASSESSED VALUE		187,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,684
TOTAL JUST VALUE		499,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14157	ELEC OTHER	2,000	02/01/2005
M0409028	H/AC	0	12/01/2004
B0414083	GARAGE	19,008	11/01/2004
B0413475	NEW CONSTR	205,000	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2237/0781	11/15/2018	WD	Q	I	02	425,000
GRANTOR: LINEHAN IRREVOCABLE T						
GRANTEE: TESTAGROSE CONRAD M						
1891/1567	11/22/2013	WD	Q	I	02	250,000
GRANTOR: ARPIN CONSTANCE C						
GRANTEE: LINEHAN KELLY T TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2011] N5 W25 S5 E1 S5 E22 N3 E1 N2 E1$ W1 S2 W1 S3 W22 N5 W14 S47 E13 N9 E9 FOP=[YR=2005] S6 E12 N6 W12$ E22 FGR=[YR=2005] S20 E21 N22 W21 S2$ N2 E21 N36$.

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	0812	CONCRETE C	0	100	0	0	3,301.00	SF	4.00	4.00	100	2005	2005	3	86	11,355	
2	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	2005	2005	3	86	643	
3	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2005	2005	3	86	537	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2003	2003	3	21	504	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	86	89	

LAND DESCRIPTION

TOTAL OB/XF 13,128

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	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

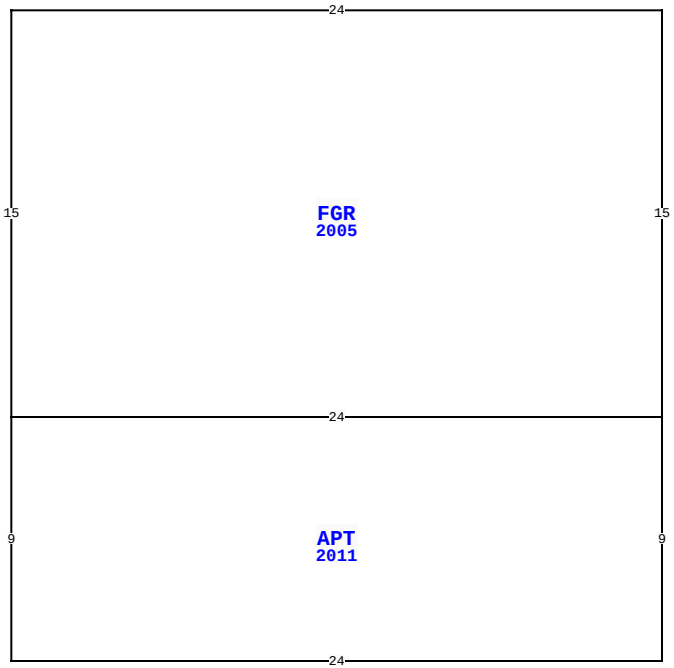
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	216	100	216	7,989
FGR	360	55	198	7,323
TOTALS	576		414	15,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	414	80.8500	40.42	16,734	2005	2005	0	0	0	8.50	91.50

2 ACCESORY U – 100% - 2019 Heated Area: 216 HX Base Yr 2019



300 SIMMONS RD, FERNANDINA BEACH

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: ARPIN CONSTANCE C						
GRANTEE: LINEHAN KELLY T TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W24 S15 APT=[YR=2011] S9 E24 N9 W24$ E24 N15$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS