LOT 4
PLANTATION HAMMOCK PBK 8/104

BUTCH CHRISTOPHER P/COMPTON CATHERINE L
828 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-044C-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

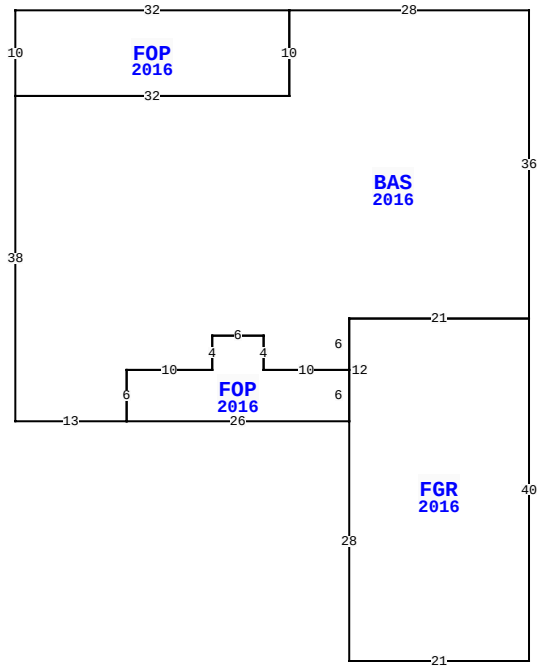
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2123.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	404,667
FGR	840	55	462	87,856
FOP	180	30	54	10,269
FOP	320	30	96	18,256
TOTALS	3,468		2,740	521,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,740	131.3760	197.06	539,944	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2021 Heated Area: 2128 HX Base Yr 2021



828 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: 2	Tax Dist:	
BUILDING MARKET VALUE		521,046
TOTAL MARKET OB/XF VALUE		29,163
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		710,209
SOH/AGL Deduction		266,347
ASSESSED VALUE		443,862
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		393,862
TOTAL JUST VALUE		710,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200927	ADDITION	0	01/13/2021
B1531456	CO ISSUED	0	07/01/2016
B1531456	NEW CONSTR	288,640	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1049	3/04/2024	WD	Q	I	01	740,000
GRANTOR: JUSTICE ROYCE R						
GRANTEE: BUTCH CHRISTOPHER P						
2339/1812	2/14/2020	WD	Q	I	01	442,000
GRANTOR: ERNST VALERIE R						
GRANTEE: JUSTICE ROYCE R & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 FOP=[YR=2016] W32 S10 E32 N10$ S10 W32 S38 E13 FOP=[YR=2016] E26 FGR=[YR=2016] S28 E21 N40 W21 S12$ N6 W10 N4 W6 S4 W10 S6$ N6 E10 N4 E6 S4 E10 N6 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	0855	CONC PAVER	0	100	0	0	1,059.00	SF	7.00	7.00	100	2016	2016	3	96	7,116	
2	0855	CONC PAVER	0	100	0	0	30.00	SF	7.00	7.00	100	2016	2016	3	96	202	
3	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	2016	2016	3	96	4,093	
4	0476	VF 6 SBPL	0	100	0	0	258.00	LF	32.00	32.00	100	2016	2016	3	90	7,430	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
6	0911	SCRN RM A	0	100	12	32	384.00	SF	17.50	17.50	100	2021	2021	3	93	6,250	
7	0855	CONC PAVER	0	100	12	32	384.00	SF	10.00	10.00	100	2021	2021	3	99	3,802	

LAND DESCRIPTION

TOTAL OB/XF 29,163

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS