



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2123.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1,739	312,780
FGR	816	55	449	80,758
FOP	144	30	43	7,734
FOP	177	30	53	9,533
FUS	748	100	748	134,537
STR	33	10	3	540
UST	52	45	23	4,137
TOTALS	3,709		3,058	550,018

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	666.00	SF	6.50	6.50	4,156
2	0855	CONC PAVER	0	100	39	3	117.00	SF	7.00	7.00	786
3	0855	CONC PAVER	0	100	0	0	920.00	SF	7.00	7.00	6,182

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,058	123.9976	186.00	568,788	2016	2016	0	0	3.30	96.70
1 SFR CUST - 100% - 2021											
Heated Area: 2487											
HX Base Yr 2021											

850 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		550,018	
TOTAL MARKET OB/XF VALUE		11,124	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		721,142	
SOH/AGL Deduction		270,499	
ASSESSED VALUE		450,643	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		400,643	
TOTAL JUST VALUE		721,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		651,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531269	CO ISSUED	0	10/14/2016
B1531269	NEW CONSTR	324,408	10/12/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2403/1676	10/26/2020	WD	Q	I	01	488,000
GRANTOR: SNYDER WILLIAM A & LI						
GRANTEE: LUNGARINI GARY JOHN						
2188/1887	4/04/2018	WD	Q	I	01	400,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SNYDER WILLIAM A &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W28 FOP=[YR=2016] W18 S8 E18 N8\$ S8 W18 S31 FOP=[YR=2016] S11 E22 FGR=[YR=2016] S14 E34 N24 W34 S10\$ N6 W13 N5 W9\$ E9 S5 E13 N4 E24 N40\$ PTR=E20 STR=[YR=2016] E11 FUS=[YR=2016] N9 UST=[YR=2016] N4 E13 S4 W13\$ E28 S22 W23 S3 W14 N13 E9 N3\$ S3 W11 N3\$ W20\$.											