LOT 34B
NATURES WALK PB 5/202

BRYAN C SIMONE LIVING TRUST/BRYAN C SIMONE TRUSTEE
2015-B NATURES BEND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-034B-0000

BUILDING CHARACTERISTICS

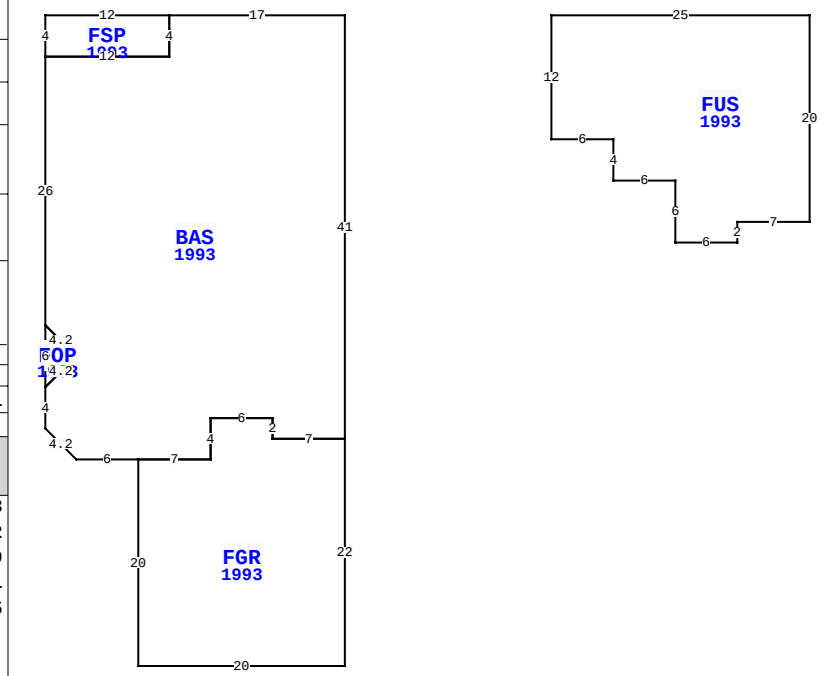
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1,148	99,183
FGR	438	55	241	20,822
FOP	9	30	3	259
FSP	48	40	19	1,641
FUS	440	100	440	38,015
TOTALS	2,083		1,851	159,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,851	107.6040	102.22	189,209	1991	1991	0	0	0	15.48	84.52

1 TOWNHOUSE - 100% - 2020 Heated Area: 1588 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

2015 NATURES BEND DR B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,919
TOTAL MARKET OB/XF VALUE		8,083
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		318,002
SOH/AGL Deduction		126,081
ASSESSED VALUE		191,921
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		91,921
TOTAL JUST VALUE		318,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/377	6/20/2023	QC	U	I	11	100
GRANTOR: BRYAN CINDY SIMONE						
GRANTEE: BRYAN C SIMONE LIVI						
2229/0421	10/09/2018	WD	Q	I	01	220,000
GRANTOR: NICKEL LISA M						
GRANTEE: BRYAN CINDY SIMONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] W12 S4 E12 N4$ S4 W12 S26
FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 D3 R3 E6
FGR=[YR=1993] S20 E20 N22 W7 N2 W6 S4 W7$ E7 N4 E6 S2 E7 N41$
PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4 W6 N12$ W20$
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0855	CONC PAVER	0	100	0	0	847.00	SF	7.00	7.00	100	2014	2014	3	95	5,633	

LAND DESCRIPTION

TOTAL OB/XF 8,083

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	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS