

LOT 22
IN OR 2377/1936
SEASCAPE AT AMELIA PB 6/378

SIMPSON ANDREW G & MELANIE D
721 KINGFISHER WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1677-0022-0000



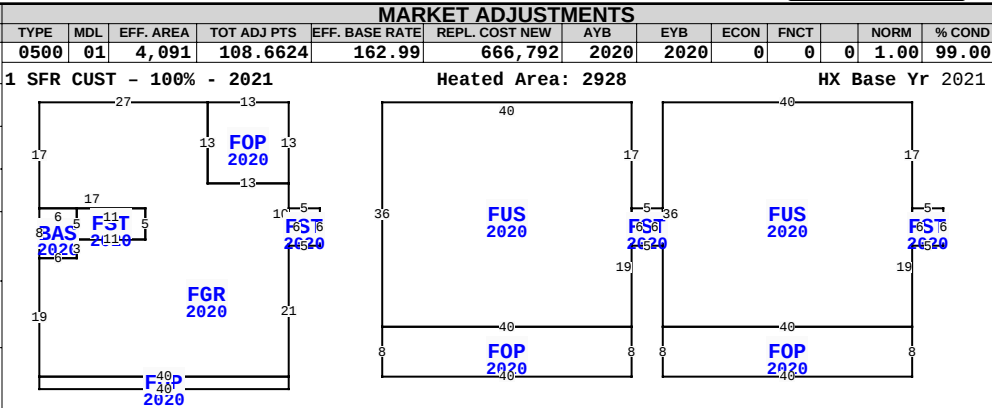
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	3.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100	48	7,746
FGR	1,488	55	818	131,993
FOP	80	30	24	3,873
FOP	169	30	51	8,229
FOP	320	30	96	15,491
FOP	320	30	96	15,491
FST	30	55	16	2,582
FST	30	55	16	2,582
FST	30	55	16	2,582
FST	55	55	30	4,841
TOTALS	5,450		4,091	660,124

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020
2	0861	POOL GUNIT	0	100	10	200.00	SF	85.00	85.00	100	2020
3	0855	CONC PAVER	0	100	0	1,690.00	SF	10.00	10.00	100	2020
4	0479	VF PICKET	0	100	0	90.00	LF	10.00	10.00	100	2020
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020
6	0855	CONC PAVER	0	100	0	779.00	SF	10.00	10.00	100	2020
7	1132	REINFR	12	0	100	776.00	SF	7.40	7.40	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	75.00	90.00	1.00	LT	1.00



** This building has 12 Sub-Areas

721 KINGFISHER WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0861	POOL GUNIT	0	100	10	200.00	SF	85.00	85.00	100	2020	2020	3	93	15,810	
3	0855	CONC PAVER	0	100	0	1,690.00	SF	10.00	10.00	100	2020	2020	3	99	16,731	
4	0479	VF PICKET	0	100	0	90.00	LF	10.00	10.00	100	2020	2020	3	96	864	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
6	0855	CONC PAVER	0	100	0	779.00	SF	10.00	10.00	100	2020	2020	3	99	7,712	
7	1132	REINFR	12	0	100	776.00	SF	7.40	7.40	100	2020	2020	3	100	5,742	

TOTAL OB/XF											
50,639											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						660,124					
TOTAL MARKET OB/XF VALUE						50,639					
TOTAL LAND VALUE - MARKET						281,250					
TOTAL MARKET VALUE						992,013					
SOH/AGL Deduction						39,997					
ASSESSED VALUE						952,016					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						897,016					
TOTAL JUST VALUE						992,013					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						951,885					

PER OWNER HOME HAS 2 FULL BATHS AND 2 HALF BATHS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190725	NEW CONSTR	0	01/15/2020
20190308	NEW CONSTR	0	07/12/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2377/1936	7/17/2020	WD	Q	I	01	867,600	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SIMPSON ANDREW G &							
2208/1967	7/03/2018	QC	U	V	11	100	
GRANTOR: SIMPSON ANDREW G & ME							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2020] W13 FGR=[YR=2020] W27 S17 BAS=[YR=2020] S8 E6 N3 FST=[YR=2020] E11 N5 W11 S5\$ N5 W6\$ E17 S5 W11 S3 W6 S19 FOP=[YR=2020] S2 E40 N2 W40\$ E40 N21 FST=[YR=2020] E5 N6 W5 S6\$ N10 W13 N13\$ S13 E13 N13\$ PTR=E15 FUS=[YR=2020] E40 S17 FST=[YR=2020] E5 S6 W5 N6\$ S19 FOP=[YR=2020] S8 W40 N8 E40\$ W40 N36 \$ W15\$ PTR=E60 FUS=[YR=2020] E40 S17 FST=[YR=2020] E5 S6 W5 N6\$ S19 FOP=[YR=2020] S8 W40 N8 E40\$ W40 N36 \$ W60\$.											