

SIMMS GORDON & KIM
1572 ISLAND BREEZE PT
FLEMING ISLAND, FL 32003

00-00-31-1700-0038-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall01MINIMUM 100

Interior Floor03CONC FINSH 100

Air Condition99N/A 100

Heating TypeBedroomsN/A 100
0 100

BathroomsFrame Stories03MASONRY 100
1. 1. 100

UnitsBUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0700MISC RESIDENTIAL

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1024.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS6761006768,200

TOTALS6766768,200

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0031957.00SF6.506.5010019811981335130

20810CONCRETE A002019380.00SF6.506.50100198519853471,161

30810CONCRETE A005219988.00SF6.506.50100199719973734,688

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00006R-260.00100.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE05/12/2019BYKBATotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

65000167669.300024.2616,400198119810050.0050.00

1 GARAGE RES - 0% - 0Heated Area: 676HX Base Yr

BAS1993

BLD DATEXF DATEINC DATELGL DATEREPL. COST NEWAYBEYBECONFNCTNORM%COND

841 ELLEN ST, FERNANDINA BEACH

TOTAL OB/XF5,979

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE8,200

TOTAL MARKET OB/XF VALUE5,979

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE314,179

SOH/AGL Deduction144,393

ASSESSED VALUE169,786

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE169,786

TOTAL JUST VALUE314,179

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE314,381

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

1926/15434/15/2014WDUII11100

GRANTOR: LABERGE CYNTHIA ANN E

GRANTEE: SIMMS GORDON & KIM

1190/021811/20/2003WDQII252,500

GRANTOR: LABERGE CYNTHIA ET AL

GRANTEE: SIMMS GORDON & KIM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S26 E26 N26 \$.