BLOCK 255 E90 FT OF LOT 5
IN OR 2155/1325
CITY OF FDNA BEACH

SIMMONS LESTER M II & AIMEE M
1416 LEON STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0255-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

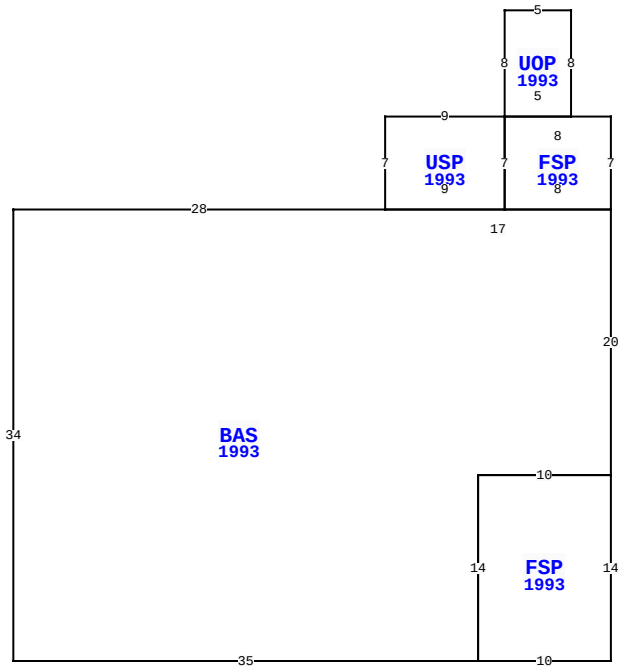
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100	1,390	116,720
FSP	56	40	22	1,847
FSP	140	40	56	4,702
UOP	40	20	8	672
USP	63	30	19	1,595
TOTALS	1,689		1,495	125,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,495	112.6000	106.97	159,920	1956	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1390 HX Base Yr 2019



1416 LEON ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,537
TOTAL MARKET OB/XF VALUE		9,324
TOTAL LAND VALUE - MARKET		213,750
TOTAL MARKET VALUE		348,611
SOH/AGL Deduction		155,214
ASSESSED VALUE		193,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,397
TOTAL JUST VALUE		348,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111024	ELEC OTHER	125	06/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1325	9/28/2017	SW	U	I	12	160,000
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: SIMMONS LESTER M II						
2097/1324	1/30/2017	CT	U	I	18	120,100
GRANTOR: CLERK OF COURT						
GRANTEE: PRETIUM MORTGAGE AC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 S8 USP=[YR=1993] W9 S7 BAS=[YR=1993] W28 S34 E35 FSP=[YR=1993] E10 N14 W10 S14$ N14 E10 N20 FSP=[YR=1993] N7 W8 S7 E8$ W17$ E9 N7$ E5 N8$.

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	0810	CONCRETE A	0	100	0	0	1,692.00	SF	6.50	6.50	100	1980	1980	3	32.5	3,574	
2	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	1956	1956	3	20	598	
3	0511	GARAGE CB-	0	100	23	28	644.00	SF	40.00	40.00	100	1956	1956	3	20	5,152	

LAND DESCRIPTION

TOTAL OB/XF 9,324

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	90.00	172.00	1.00	LT		1.00	1.00	0.95	225,000.00	213,750.00	213,750							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 213,750 Market: 0 Agricultural: 0 Common: 213,750 PRINTED 08/06/2024 BY SYS