LOT 57
LONG POINT #1 PB 5/85-89

SIMMONS LINDA CORDAY REV TRUST/SIMMONS LINDA CORDA
1 JUNIPER CT
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

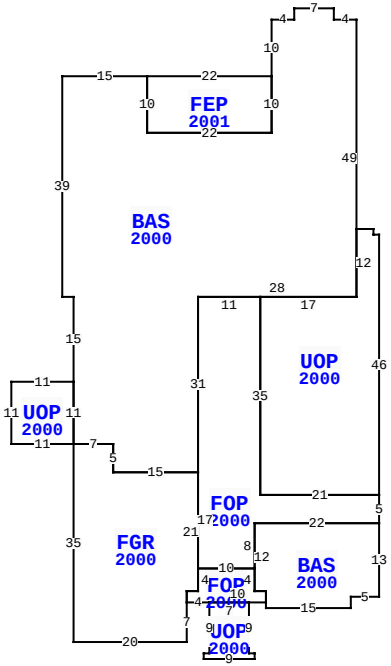
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	314	100	314	62,394
BAS	2,619	100	2,619	520,419
FEP	220	80	176	34,973
FGR	677	55	372	73,920
FOP	68	30	20	3,975
FOP	625	30	188	37,358
UOP	72	20	14	2,782
UOP	121	20	24	4,769
UOP	782	20	156	30,999
TOTALS	5,498		3,883	771,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,883	149.6880	224.53	871,850	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2001 Heated Area: 2933 HX Base Yr 2001



1 JUNIPER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		771,587
TOTAL MARKET OB/XF VALUE		25,844
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		1,347,431
SOH/AGL Deduction		588,321
ASSESSED VALUE		759,110
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		709,110
TOTAL JUST VALUE		1,347,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,213,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108827	XFOB	8,000	09/01/2001
B9906169	NEW CONSTR	250,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1098	12/20/2022	WD	U	I	11	100
GRANTOR: SIMMONS LINDA C & LOU						
GRANTEE: SIMMONS LINDA CORDA						
2304/0657	9/16/2019	DG	U	I	11	100
GRANTOR: TUZY LOUIS F & LINDA						
GRANTEE: SIMMONS LINDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W4 N2 W7 S2 W4 S10 FEP=[YR=2001] W22 S10 E22 N10 $ S10 W22 N10 W15 S39 E2 S15 UOP=[YR=2000] W11 S11 E11 FGR=[YR=2000] S35 E20 N7 FOP=[YR=2000] E4 UOP=[YR=2000] S9 W1 S1 E9 N1 W1 N9 W7 $ E10 BAS=[YR=2000] S1 E15 N2 E5 N13 W22 S12 E2 S2 $ N2 W2 N4 W10 S4 W2 S2 $ N2 E2 N21 W15 N5 W7 $ N11 $ S11 E7 S5 E15 FOP=[YR=2000] S17 E10 N8 E22 N5 UOP=[YR=2000] N46 W1 N1 W3 S12 W17 S35 E21 $ W21 N35 W11 S31 $ N31 E28 N49 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	2,571.00	SF	4.00	4.00	100	2000	2000	3	79	8,124	
3	0858	SCULP CONC	0	100	0	0	150.00	SF	13.00	13.00	100	2000	2000	3	94	1,833	
4	1126	CB/STC 8"	0	100	6	3	18.00	SF	8.00	8.00	100	2000	2000	3	79	114	
5	0810	CONCRETE A	0	100	0	0	377.00	SF	6.50	6.50	100	2000	2000	3	79	1,936	
6	1075	TRELLIS G	0	100	24	10	240.00	SF	35.00	35.00	100	2001	2001	3	29	2,436	
7	0810	CONCRETE A	0	100	0	0	418.00	SF	6.50	6.50	100	2001	2001	3	80	2,174	
8	0855	CONC PAVER	0	100	0	0	1,299.00	SF	7.00	7.00	100	2003	2003	3	83	7,547	

LAND DESCRIPTION

TOTAL OB/XF 25,844

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							

REVIEW DATE 11/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 08/06/2024 BY SYS