BLOCK 7 LOT 51
IN OR 1953/1663 &
PT OF VACATED PRICE ST

SIMMONS CHARLES E III/LOVE HETTIE S
1980 EDGEWOOD AVE W
JACKSONVILLE, FL 32208

2025

00-00-30-010A-0007-0510

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

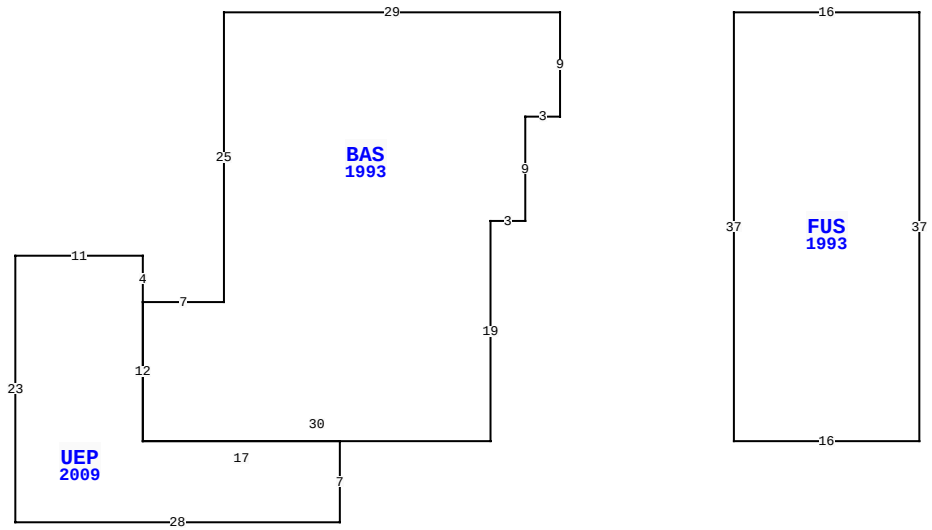
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,016	100	1993	1,016	56,576
FUS	592	100	1993	592	32,966
UEP	372	60	2009	223	12,418
TOTALS	1,980			1,831	101,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	86.0000	86.00	157,466	1935	1960	0	0	0	35.25	64.75

1 SINGLE FAM – 0% - 0 Heated Area: 1608 HX Base Yr



5485 WALDRON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	101,959
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	551,959
SOH/AGL Deduction	192,116
ASSESSED VALUE	359,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,843
TOTAL JUST VALUE	551,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/1659	11/06/2014	PR	U	I	19	100
GRANTOR: SIMMONS CHARLES E III						
GRANTEE: SIMMONS CHARLES E I						
1953/1663	6/13/2014	PR	U	I	19	100
GRANTOR: SIMMONS CHARLES E III						
GRANTEE: SIMMONS CHARLES E I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S25 W7 UEP=[YR=2009] N4 W11 S23 E28 N7 W17 N12 $ S12 E30 N19 E3 N9 E3 N9$ PTR=E15 FUS=[YR=1993] E16 S37 W16 N37$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 04/17/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS