LOT 7
ISLAND VIEW OR 2668/1074

SIMMONS GREGORY L & KATHLEEN B BROWN REV TRUST/SIM
534 ISLAND VIEW DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0442-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

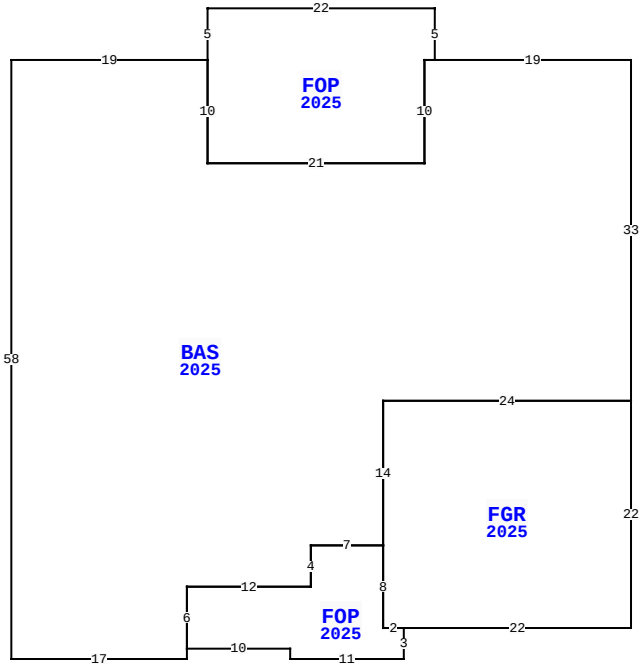
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,509	100	2025	2,509	558,253
FGR	528	55	2025	290	64,525
FOP	157	30	2025	47	10,458
FOP	320	30	2025	96	21,360
TOTALS	3,514			2,942	654,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,942	140.8252	222.50	654,595	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2509 HX Base Yr 2025



534 ISLAND VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		654,595
TOTAL MARKET OB/XF VALUE		8,240
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		812,835
SOH/AGL Deduction		38,318
ASSESSED VALUE		774,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		723,795
TOTAL JUST VALUE		812,835
NCON VALUE		662,835
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0632	SFR		01/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1396	8/23/2024	SW	Q	I	01	1,018,300

GRANTOR: SCOTT ROAD PARTNERS L

GRANTEE: SIMMONS GREGORY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-9,-10] W19 W1 S10 W21 N10 W19 S58 E17 N1 N6 E12 N4 E7 N14 E24 N33 $
FOP=[YR=2025;ORIG=-50,-15] E22 S5 W1 S10 W21 N10 N5 $
FGR=[YR=2025;ORIG=-9,23] W24 S14 S8 E2 E22 N22 $
FOP=[YR=2025;ORIG=-52,47] N6 E12 N4 E7 S8 E2 S3 W11 N1 W10 $
.

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	0855	CONC PAVER	0	100	0	0	788.00	SF	10.00	10.00	100	2025	2024		100	7,880	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2025	2024		100	360	

LAND DESCRIPTION

TOTAL OB/XF 8,240

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	100		R-1			1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS