LOT 3 IN OR 2061/1927
PLANTATION HAMMOCK PBK 8/104

BAGGETT DAVID K & MARILYN
820 SIMMONS RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044C-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

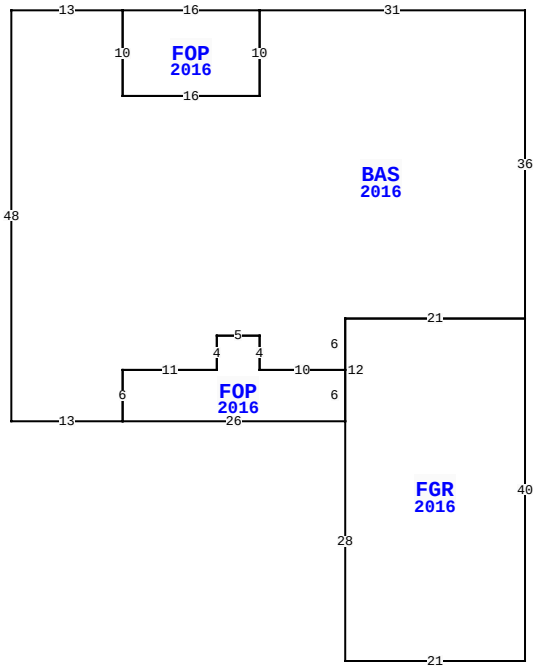
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2123.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,292	100	2016	2,292	458,481
FGR	840	55	2016	462	92,416
FOP	160	30	2016	48	9,602
FOP	176	30	2016	53	10,602
TOTALS	3,468			2,855	571,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,855	131.8820	208.37	594,896	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 2292 HX Base Yr 2017



820 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		571,100
TOTAL MARKET OB/XF VALUE		17,300
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		748,400
SOH/AGL Deduction		370,173
ASSESSED VALUE		378,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,505
TOTAL JUST VALUE		748,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632933	FSP	7,142	08/01/2016
B1531457	CO ISSUED	0	07/01/2016
B1531457	NEW CONSTR	303,545	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1927	7/28/2016	WD	Q	I	01	382,100
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: BAGGETT DAVID K & M						
1997/0728	8/14/2015	WD	Q	V	01	95,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W31 FOP=[YR=2016] W16 S10 E16 N10$ S10 W16 N10 W13 S48 E13 FOP=[YR=2016] E26 FGR=[YR=2016] S28 E21 N40 W21 S12$ N6 W10 N4 W5 S4 W11 S6$ N6 E11 N4 E5 S4 E10 N6 E21 N36$.

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	795.00	SF	7.00	7.00	100	2016	2016	3	95	5,287	
2	0855	CONC PAVER	0	100	0	0	135.00	SF	7.00	7.00	100	2016	2016	3	95	898	
3	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	2016	2016	3	95	4,409	
4	0855	CONC PAVER	0	100	16	20	320.00	SF	7.00	7.00	100	2016	2016	3	95	2,128	
5	0911	SCRN RM A	0	100	16	20	320.00	SF	17.50	17.50	100	2016	2016	3	70	3,920	
6	0855	CONC PAVER	0	100	19	3	57.00	SF	7.00	7.00	100	2016	2016	3	95	379	
7	0855	CONC PAVER	0	100	6	7	42.00	SF	7.00	7.00	100	2016	2016	3	95	279	

LAND DESCRIPTION

TOTAL OB/XF 17,300

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS