



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		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2123.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2016	2,128	368,740
FGR	840	55	2016	462	80,055
FOP	180	30	2016	54	9,357
FOP	320	30	2016	96	16,635

TOTALS	3,468			2,740	474,787
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,059.00	SF	7.00
2	0855	CONC PAVER	0	0	0	0	30.00	SF	7.00
3	0810	CONCRETE A	0	0	0	0	656.00	SF	6.50
4	0476	VF 6 SBPL	0	0	0	0	258.00	LF	32.00
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00
6	0911	SCRN RM A	0	0	12	32	384.00	SF	17.50
7	0855	CONC PAVER	0	0	12	32	384.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	0.00	0.00	1.00

REVIEW DATE	12/13/2021	BY	DJ
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,740	114.2400	180.50	494,570	2016	2016	0	0	0	4.00	96.00	
1 SFR CUST - 0% - 2025													
Heated Area: 2128													
HX Base Yr													
828 SIMMONS RD, FERNANDINA BEACH													
BLD DATE: 03/14/2024 MLU													

L N	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	0	0	0	1,059.00	SF	7.00	7.00	100	2016	2016	3	95	7,042	
2	0855	CONC PAVER	0	0	0	0	30.00	SF	7.00	7.00	100	2016	2016	3	95	200	
3	0810	CONCRETE A	0	0	0	0	656.00	SF	6.50	6.50	100	2016	2016	3	95	4,051	
4	0476	VF 6 SBPL	0	0	0	0	258.00	LF	32.00	32.00	100	2016	2016	3	89	7,348	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
6	0911	SCRN RM A	0	0	12	32	384.00	SF	17.50	17.50	100	2021	2021	3	90	6,048	
7	0855	CONC PAVER	0	0	12	32	384.00	SF	10.00	10.00	100	2021	2021	3	99	3,802	

TOTAL OB/XF													
28,758													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00

Market:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
474,787									
TOTAL MARKET OB/XF VALUE									
28,758									
TOTAL LAND VALUE - MARKET									
160,000									
TOTAL MARKET VALUE									
663,545									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
663,545									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
663,545									
TOTAL JUST VALUE									
663,545									
NCON VALUE									
0									
INCOME VALUE									
0									
PREVIOUS YEAR MKT VALUE									
710,209									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200927	ADDITION	0	01/13/2021
B1531456	CO ISSUED	0	07/01/2016
B1531456	NEW CONSTR	288,640	11/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2697/1049	3/04/2024	WD	Q	I	01	740,000	
GRANTOR: JUSTICE ROYCE R							
GRANTEE: BUTCH CHRISTOPHER P							
2339/1812	2/14/2020	WD	Q	I	01	442,000	
GRANTOR: ERNST VALERIE R							
GRANTEE: JUSTICE ROYCE R & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W28 FOP=[YR=2016] W32 S10 E32 N10\$ S10 W32 S38 E13 FOP=[YR=2016] E26 FGR=[YR=2016] S28 E21 N40 W21 S12\$ N6 W10 N4 W6 S4 W10 S6\$ N6 E10 N4 E6 S4 E10 N6 E21 N36\$.									