LOT 6
PLANTATION HAMMOCK PBK 8/104

FLETCHER THOMAS & ROBYN
842 SIMMONS RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

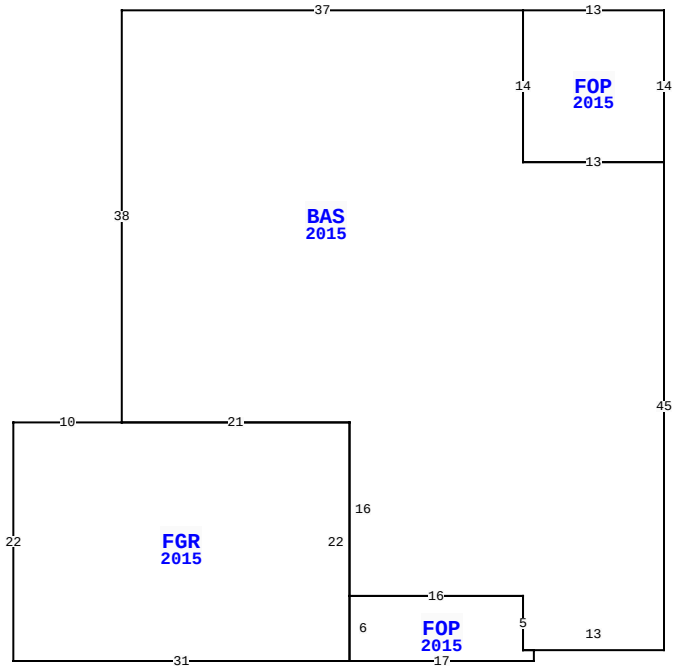
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	0	0 100
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	2,247	100	2015	2,247	432,331
FGR	682	55	2015	375	72,151
FOP	97	30	2015	29	5,580
FOP	182	30	2015	55	10,582
TOTALS	3,208			2,706	520,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,706	127.5120	201.47	545,178	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2023 Heated Area: 2247 HX Base Yr 2023



842 SIMMONS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		520,645
TOTAL MARKET OB/XF VALUE		14,612
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		695,257
SOH/AGL Deduction		54,739
ASSESSED VALUE		640,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		589,796
TOTAL JUST VALUE		695,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530216	CO ISSUED	0	12/22/2015
B1530216	NEW CONSTR	290,740	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/0845	12/21/2021	WD	Q	I	01	625,000
GRANTOR: WEBB NANCY						
GRANTEE: FLETCHER THOMAS & R						
2027/1772	2/09/2016	WD	Q	I	01	375,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: WEBB NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W13 BAS=[YR=2015] W37 S38 FGR=[YR=2015] W10 S22 E31 FOP=[YR=2015] E17 N1 W1 N5 W16 S6$ N22 W21$ E21 S16 E16 S5 E13 N45 W13 N14 $ S14 E13 N14$.

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	997.00	SF	7.00	7.00	100	2015	2015	3	95	6,630	
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2015	2015	3	95	3,112	
3	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00	7.00	100	2015	2015	3	95	559	
4	0476	VF 6 SBPL	0	100	0	0	16.00	LF	32.00	32.00	100	2016	2016	3	89	456	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
6	0475	VF 4 SBPL	0	100	0	0	288.00	LF	14.00	14.00	100	2016	2016	3	89	3,588	

LAND DESCRIPTION

TOTAL OB/XF 14,612

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 05/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS