

LOTS 2 & 3
SIMMONS REPLAT OF PT OF
LOT 22 UNR SUB OF SEC 15

JOHNSON JULIA H REV TRUST/JOHNSON JULIA H TRUSTEE
PO BOX 16384
FERNANDINA BEACH, FL 32035

2025

00-00-30-0645-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
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	3028.00		

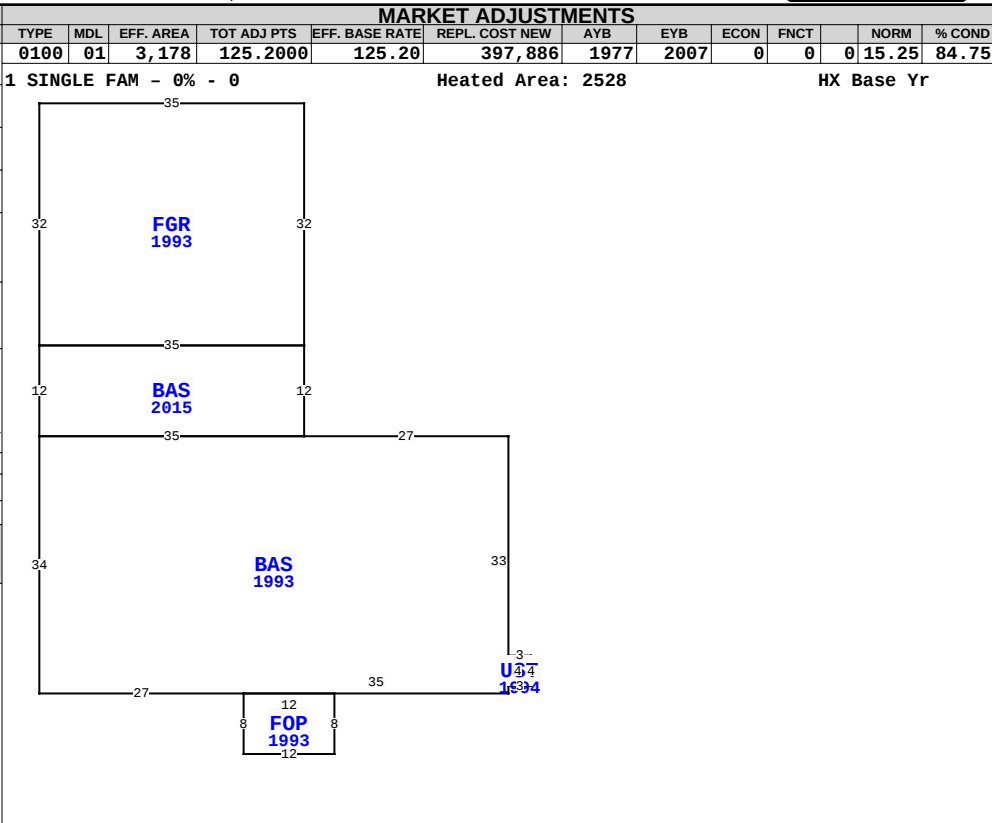
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	1993	2,108	223,674
BAS	420	100	2015	420	44,565
FGR	1,120	55	1993	616	65,362
FOP	96	30	1993	29	3,077
UST	12	45	1994	5	531

TOTALS	3,756			3,178	337,208
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	4,831.00	SF	4.00
3	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0	499.00	SF	10.00
5	0855	CONC PAVER	0	0	0	0	588.00	SF	10.00
6	0462	ST/AL FNC	0	0	0	0	672.00	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		RSF-1	0.00	0.00	2.00

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	4,831.00	SF	4.00
3	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0	499.00	SF	10.00
5	0855	CONC PAVER	0	0	0	0	588.00	SF	10.00
6	0462	ST/AL FNC	0	0	0	0	672.00	SF	10.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	2.00

Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	350,363		
TOTAL MARKET OB/XF VALUE	26,237		
TOTAL LAND VALUE - MARKET	400,000		
TOTAL MARKET VALUE	776,600		
SOH/AGL Deduction	67,869		
ASSESSED VALUE	708,731		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	708,731		
TOTAL JUST VALUE	776,600		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	762,341		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B940248	REPAIR/RRF	4,600	10/01/1994
BP 3421	N/A	16,000	06/11/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/1184	12/11/2019	WD	U	I	11	100
GRANTOR: JOHNSON JULIA H						
GRANTEE: JOHNSON JULIA H REV						
2017/0236	11/25/2015	WD	Q	I	01	459,000
GRANTOR: DISBROW BUILDERS INC						
GRANTEE: JOHNSON JULIA H						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 BAS=[YR=2015] N12 FGR=[YR=1993] N32 W35 S32 E35 \$ W35 S12 E35\$ W35 S34 E27 FOP=[YR=1993] S8 E12 N8 W12 \$ E35 N1UST=[YR=1994] E3 N4 W3 S4 \$ N33 \$.									

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