

LOT 8
IN OR 855/77
SIMMONS REPLAT OF PT OF LOT 22

KEES EDWARD R & SALLY J
1429 SCOTT ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0645-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		2 100
Frame	02	WOOD FRAME 100
Stories		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

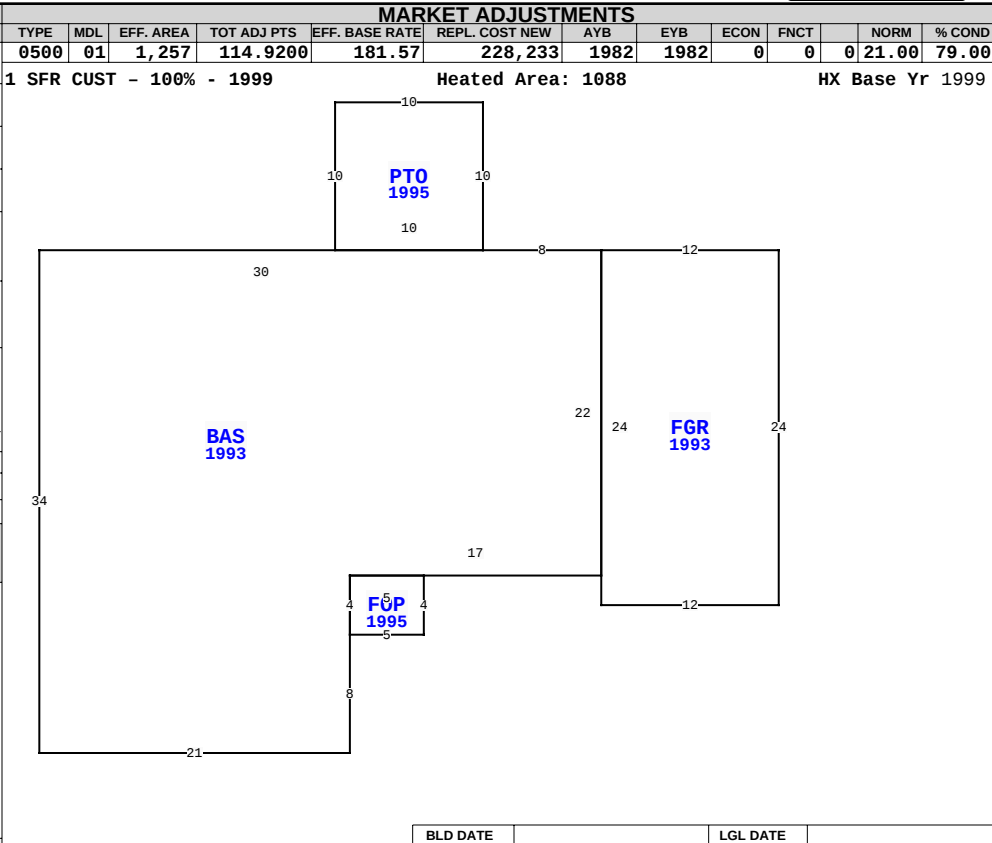
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	156,063
FGR	288	55	1993	158	22,664
FOP	20	30	1995	6	860
PTO	100	5	1995	5	717
TOTALS	1,496			1,257	180,304

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0 100	20 9	180.00 SF
2	0810	CONCRETE A	0 100	18 3	54.00 SF
3	0940	SHEDS/PORT	0 100	8 16	128.00 SF
4	0810	CONCRETE A	0 100	0 0	170.00 SF
5	0811	CONCRETE B	0 100	0 0	496.00 SF
6	0510	GARAGE WD-	0 100	64 15	960.00 SF
7	0810	CONCRETE A	0 100	9 6	54.00 SF
8	0861	POOL GUNIT	0 100	0 0	450.00 SF
9	0845	KOOL DECK	0 100	0 0	534.00 SF

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0 100	20 9	180.00 SF	6.50		6.50	100
2	0810	CONCRETE A	0 100	18 3	54.00 SF	6.50		6.50	100
3	0940	SHEDS/PORT	0 100	8 16	128.00 SF	30.00		30.00	100
4	0810	CONCRETE A	0 100	0 0	170.00 SF	6.50		6.50	100
5	0811	CONCRETE B	0 100	0 0	496.00 SF	6.50		6.50	100
6	0510	GARAGE WD-	0 100	64 15	960.00 SF	26.25		26.25	100
7	0810	CONCRETE A	0 100	9 6	54.00 SF	6.50		6.50	100
8	0861	POOL GUNIT	0 100	0 0	450.00 SF	85.00		85.00	100
9	0845	KOOL DECK	0 100	0 0	534.00 SF	7.25		7.25	100

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	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					180,304				
TOTAL MARKET OB/XF VALUE					36,847				
TOTAL LAND VALUE - MARKET					312,500				
TOTAL MARKET VALUE					529,651				
SOH/AGL Deduction					391,450				
ASSESSED VALUE					138,201				
TOTAL EXEMPTION VALUE					HX HB SX 100,722				
BASE TAXABLE VALUE					37,479				
TOTAL JUST VALUE					529,651				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					460,401				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502001	XFOB	9,520	06/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0855/0077	11/06/1998	WD	Q	I		100,000	
GRANTOR: RUSSELL VIRGINIA DALE							
GRANTEE: KEES EDWARD & SALLY							
0662/1685	7/08/1992	QC	U	I	10	100	
GRANTOR: WOODWARD CURTIS & V							
GRANTEE: WOODWARD VIRGINIA D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W12 BAS=[YR=1993] W8 PTO=[YR=1995] N10 W10 S10 E10 \$ W30 S34 E21 N8 FOP=[YR=1995] E5 N4 W5 S4 \$ N4 E17 N22 \$ S24 E12 N24 \$.									