

SIMMONS STEVE & PAMELA O
1822 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128A-0064-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		20		FACE BRICK 100		0900		11		11,492		140.5734		185.56		2,132,456		2004		2004		0		0		15.00		85.00		VALUATION BY																			
Roof Structure		08		IRREGULAR 100		1		SNGL FAM - 100% - 2005								Heated Area: 10452														STANDARD																			
Roof Cover		03		COMP SHNGL 100																										Tax Group: 2																			
Interior Wall		06		CUST PANEL 60																										Tax Dist:																			
Interior Wall		05		DRYWALL 40																										BUILDING MARKET VALUE																			
Interior Floor		12		HARDWOOD 80																										TOTAL MARKET OB/XF VALUE																			
Interior Floor		19		MARBLE 20																										157,014																			
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET																			
Heating Type		04		AIR DUCTED 100																										1,020,500																			
Bedrooms		7		100																										TOTAL MARKET VALUE																			
Bathrooms		8		100																										2,990,102																			
Frame		02		WOOD FRAME 100																										SOH/AGL Deduction																			
Stories		2.5		2.5 100																										ASSESSED VALUE																			
Units		0		100																										2,080,598																			
BUD8 Adjustme		02		DIST FB 100																										TOTAL EXEMPTION VALUE																			
Quality		01		Quality Level 01																										HX HB																			
DOR CODE		0100		SINGLE FAMILY																										50,722																			
MAP NUM				MKT AREA																										BASE TAXABLE VALUE																			
NEIGHBORHOOD/LOC				1007.00																										2,029,876																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																				TOTAL JUST VALUE																			
BAS		3,995		100		2004		3,995		630,115																				NCON VALUE																			
FBM		2,218		80		2004		1,774		279,806																				0																			
FGR		1,036		55		2004		570		89,904																				INCOME VALUE																			
FOP		168		30		2004		50		7,886																				PREVIOUS YEAR MKT VALUE																			
FOP		252		30		2004		76		11,988																				2,915,906																			
FOP		617		30		2004		185		29,180																																							
FST		70		55		2004		38		5,993																																							
FST		130		55		2004		72		11,356																																							
FUS		1,070		100		2004		1,070		168,767																																							
FUS		3,447		100		2004		3,447		543,681																																							
TOTALS		13,642						11,492		812,588																																							
EXTRA FEATURES																																																	
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		0300		BOAT DCK W		0 100		200		4		800.00		SF		40.00		40.00		100		1990		1990		3		20		6,400																			
2		1241		WD DECK G		0 100		0		0		524.00		UT		11.50		11.50		100		1990		1990		3		20		1,205																			
3		0300		BOAT DCK W		0 100		0		0		547.00		SF		60.00		60.00		100		1990		1990		3		20		6,564																			
4		0350		CARPORT WD		0 100		53		12		636.00		SF		9.88		9.88		100		2013		2013		3		55		3,456																			
5		0315		UTILTY POD		0 100		0		0		1.00		UT		600.00		600.00		100		1990		1990		3		20		120																			
6		0310		AL GANG WY		0 100		0		0		20.00		LF		115.00		115.00		100		2004		2004		3		21		483																			
7		0322		BOAT LFT L		0 100		0		0		2.00		UT		1,500.00		1,500.00		100		1990		1990		3		20		600																			
8		0303		FLT DCK W		0 100		25		10		250.00		SF		39.00		39.00		100		1990		1990		3		20		1,950																			
9		1127		BRICK 8"		0 100		5		32		160.00		SF		11.00		11.00		100		2004		2004		3		95		1,672																			
10		1127		BRICK 8"		0 100		2		31		62.00		SF		11.00		11.00		100		2004		2004		3		95		648																			
LAND DESCRIPTION																																TOTAL OB/XF 23,098																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		000131		C		RES CREEK		100				R-1		157.00		418.00		157.00		FF				1.00		1.00		1.00		6,500.00		6,500.00		1,020,500															

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