

N 15 FT OF LOT 1
 PT OR 1167/1722
 MIRAMAR BEACH PB 2/61

SIMMONS RICHARD S & PAMELA O
 2057 S FLETCHER AV
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0001-0020


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									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 285,000 TOTAL MARKET VALUE 285,000 SOH/AGL Deduction 71,014 ASSESSED VALUE 213,986 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 213,986 TOTAL JUST VALUE 285,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 247,500										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1167/1722 9/03/2003 WD Q I 715,000 GRANTOR: HILBRINK JOHAN O & LI GRANTEE: SIMMONS RICHARD S & 0840/0771 7/09/1998 WD U I 09 100 GRANTOR: CORNELL LINDA D GRANTEE: HILBRINK JOHAN O &										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						1298 S FLETCHER AVE, FERNANDINA BEACH											BUILDING DIMENSIONS										
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												
																	BLD DATE XF DATE INC DATE										
																	LGL DATE LAND DATE AG DATE										
																	05/07/2025 MLU										
																	TOTAL OB/XF 0										
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	000120	C	RES OCEAN	0	0006	R-1	15.00	110.00	15.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	285,000										
REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS																											