PT GOVT LOT 2 OF SEC 22-2N-28E
IN OR 2778/247

SIMMONS LOU J REVOCABLE TRUST/SIMMONS LOU J TRUSTE
24 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-AICO-0003-0120

BUILDING CHARACTERISTICS

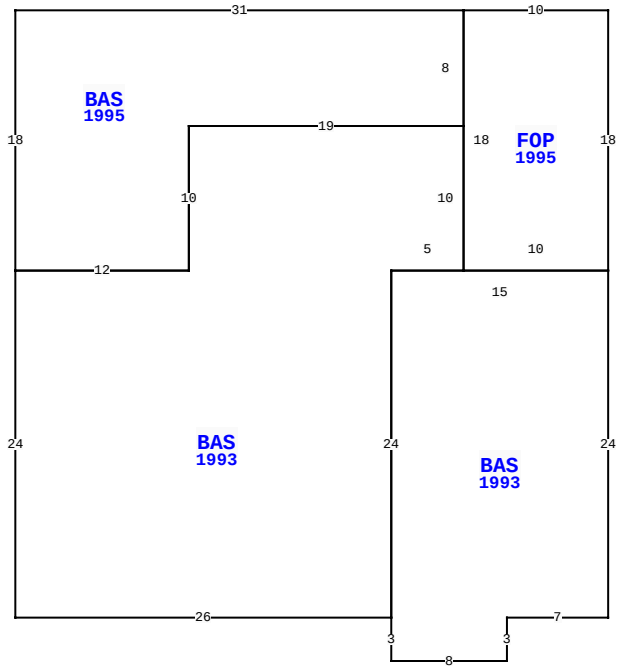
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	1993	384	15,658
BAS	814	100	1993	814	33,192
BAS	368	100	1995	368	15,006
FOP	180	30	1995	54	2,202
TOTALS	1,746			1,620	66,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	1,620	97.4358	135.92	220,190	1974	1985	0	0	20	50.00	30.00

1 RETAILSTOR – 0% - 0 Heated Area: 1566 HX Base Yr



40 AMELIA VILLAGE CIR, FERNANDINA BEACH

BLD DATE	10/07/2020	KK	LGL DATE		
XF DATE	10/07/2020	KK	LAND DATE	10/07/2020	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	66,057
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	235,230
TOTAL MARKET VALUE	304,167
SOH/AGL Deduction	12,039
ASSESSED VALUE	292,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,128
TOTAL JUST VALUE	304,167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004593	REPAIR/RRF	20,000	06/23/2020
20001150	REPAIR/RRF	13,000	02/13/2020
B9502187	ADDITION	15,800	08/01/1995
8718	REPAIR/RRF	5,160	03/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/247	3/28/2025	WD	U	I	11	100
GRANTOR: SIMMONS LOU						
GRANTEE: SIMMONS LOU J REVOC						
0735/0961	8/02/1995	WD	Q	I	02	125,000
GRANTOR: THE GINNERS						
GRANTEE: SIMMONS LOU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W10 BAS=[YR=1995] W31 S18 BAS=[YR=1993] S24 E26 BAS=[YR=1993] S3 E8 N3 E7 N24 W15 S24$ N24 E5 N10 W19 S10 W12$ E12 N10 E19 N8$ S18 E10 N18$.

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	0965	SPRNK FIRE	0	0	0	0	20.00	UT	240.00	240.00	100	1980	1980	3	60	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	001100	C	STORE 1FLR	0	0006	PUD	0.00	0.00	7,841.00	SF		1.00	1.00	1.00	30.00	30.00	235,230							

REVIEW DATE 10/07/2020 BY KK Total Acres: 0.18 Total Land Value: 235,230 Market: 0 Agricultural: 0 Common: 235,230 PRINTED 07/30/2025 BY SYS