

SIMMONS GERALD W
1325 SHIPWATCH CIR
FERNANDINA BEACH, FL 32034

01-6N-29-V120-1325-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Floor		POOL		2 100		8312000				1,828								1975		1975		100		100		0				VALUATION BY					STANDARD				
Recreation		POOL		POOL 100		1 CONDO - 100% - 2014																								Tax Group: 5					Tax Dist:				
Location		INTERIOR		INTERIOR 100																										BUILDING MARKET VALUE					912,000				
View		OCEAN		OCEAN 100																										TOTAL MARKET OB/XF VALUE					0				
Desirable		2ND FLOOR		2ND FLOOR 100																										TOTAL LAND VALUE - MARKET					0				
Balcony		FOP/PATIO		FOP/PATIO 100																										TOTAL MARKET VALUE					912,000				
Parking		OPEN		OPEN 100																										SOH/AGL Deduction					464,218				
Bedrooms				3 100																										ASSESSED VALUE					447,782				
Bathrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB WR 55,722				
Oth Rooms				3 100																										BASE TAXABLE VALUE					392,060				
																														TOTAL JUST VALUE					912,000				
																														NCON VALUE					0				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					903,000				