

MEALING VIRGINIA E
308 SIMMONS RD
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 80		0900		01		2, 151		103.4880		136.60		293,827		1999		1999		ECON		0		FNCT		0		NORM		13.55		86.45													
Exterior Wall		20		FACE BRICK 20		1		SNGL FAM - 0% - 0										Heated Area: 1866																															
Roof Structur		03		GABLE/HIP 100																																													
Roof Cover		03		COMP SHNGL 100																																													
Interior Wall		05		DRYWALL 100																																													
Interior Floo		14		CARPET 80																																													
Interior Floo		08		SHT VINYL 20																																													
Air Condition		03		CENTRAL 100																																													
Heating Type		04		AIR DUCTED 100																																													
Bedrooms		3		100																																													
Bathrooms		2		100																																													
Frame		02		WOOD FRAME 100																																													
Stories		1.		1. 100																																													
Units		0		100																																													
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		4041.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,866		100		1999		1,866		220,358																																							
FGR		420		55		1999		231		27,279																																							
FOP		148		30		1999		44		5,196																																							
PTO		200		5		1999		10		1,181																																							
TOTALS		2,634						2,151		254,013																																							
EXTRA FEATURES										23996 CREEK PARKE CIR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/23/2025 MLU									
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		0810		CONCRETE A		0 0		0 0		789.00		SF		6.50		6.50		100		1999		1999		3		75		3,846																					
2		0476		VF 6 SBPL		0 0		0 0		150.00		LF		32.00		32.00		100		2006		2006		3		66		3,168																					
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