PT OF TRACT B
PT OR 236/535 & OR 1253/1846 &
PT OR 1201/1678 & OR 1429/1157

WANER LOU JOY SIMMONS
24 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,795,890
TOTAL MARKET VALUE	1,795,890
SOH/AGL Deduction	258,113
ASSESSED VALUE	1,537,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,537,777
TOTAL JUST VALUE	1,795,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,690,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1431	4/14/2023	QC	U	V	11	100
GRANTOR: PINEY ISLAND PARTNERS						
GRANTEE: WANER LOU JOY SIMMO						
1429/1157	7/20/2006	WD	Q	V	06	20,800
GRANTOR: HORNE ANN C HANCE						
GRANTEE: SIMMONS LOU JOY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000192	C	UNDEVELOP	0		RSF-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	1,785,000							
2	009630	C	SWAMP	0		RSF-1	0.00	0.00	21.78	AC		1.00	1.00	1.00	500.00	500.00	10,890							

REVIEW DATE 05/19/2021 BY KWX Total Acres: 42.78 Total Land Value: 1,795,890 Market: 0 Agricultural: 0 Common: 1,795,890 PRINTED 07/30/2025 BY SYS