LOT 3
BELL LAGOON REPLAT OF A
PORTION OF CHESTER MEADOWS

SIMMONS 9 LLC
P O BOX 706
FERNANDINA BEACH, FL 32035

2025

43-3N-28-0118-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

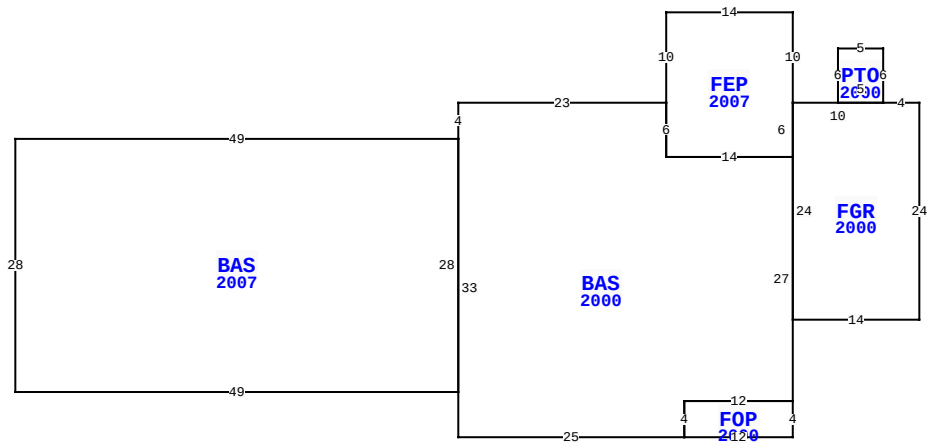
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100	2000	1,237	139,579
BAS	1,372	100	2007	1,372	154,812
FEP	224	80	2007	179	20,198
FGR	336	55	2000	185	20,875
FOP	48	30	2000	14	1,580
PTO	30	5	2000	2	226
TOTALS	3,247			2,989	337,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,989	96.8670	127.86	382,174	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 0% - 0 Heated Area: 2609 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

96915 BLACKROCK RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	337,269
TOTAL MARKET OB/XF VALUE	5,504
TOTAL LAND VALUE - MARKET	137,500
TOTAL MARKET VALUE	480,273
SOH/AGL Deduction	61,753
ASSESSED VALUE	418,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,520
TOTAL JUST VALUE	480,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18697	REMODEL	11,590	10/01/2006
006848	NEW CONSTR	70,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/0488	6/21/2021	WD	Q	I	01	415,000
GRANTOR: LISTER CARRIE A & SCO						
GRANTEE: SIMMONS 9 LLC						
1924/0836	6/23/2014	SW	U	I	12	150,000
GRANTOR: FANNIE MAE						
GRANTEE: STARLING CARRIE A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W4 PTO=[YR=2000] N6 W5 S6 E5 $ W10
FEP=[YR=2007] N10 W14 S10 BAS=[YR=2000] W23 S4 BAS=[YR=2007]
W49 S28 E49 N28$ S33 E25 FOP=[YR=2000] E12 N4 W12 S4$ N4 E12
N27W14 N6$ S6 E14 N6$ S24 E14 N24$.

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	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	2000	2000	3	77	255	
2	0811	CONCRETE B	0	0	0	0	1,311.00	SF	5.20	5.20	100	2000	2000	3	77	5,249	

LAND DESCRIPTION

TOTAL OB/XF 5,504

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	000134	C	RES POND	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.04 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS