W'LY 150 FT OF LOT 55
IN OR 477/278 & OR 535/160
OCEAN BREEZE FARMS PB 2/19

DAVIS TROY H & GAYLE A
310 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044B-0055-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

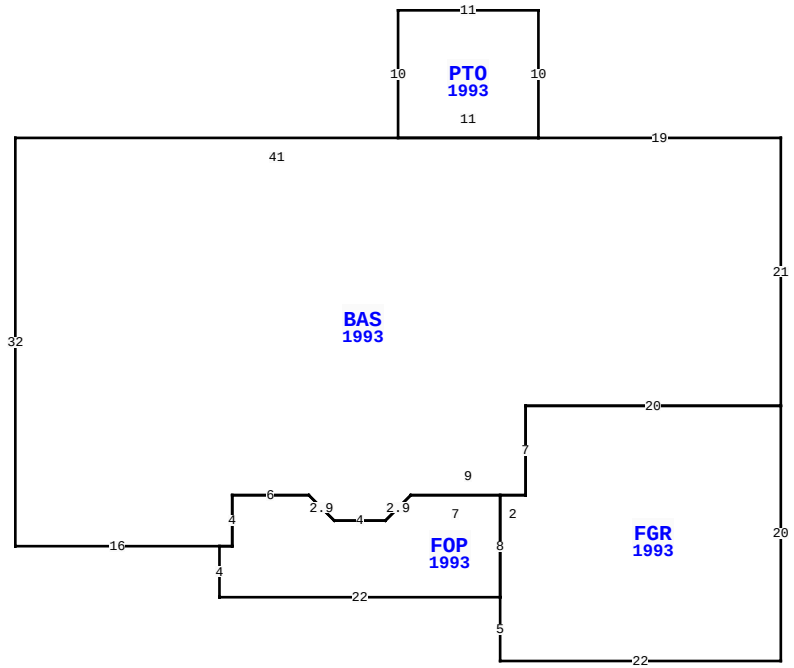
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	215,654
FGR	426	55	1993	234	31,150
FOP	160	30	1993	48	6,390
PTO	110	5	1993	6	798
TOTALS	2,316			1,908	253,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,908	125.3500	174.24	332,450	1993	1993	0	0	0	23.60	76.40

1 SNGL FAM 100% - 1986 Heated Area: 1620 HX Base Yr 1986



310 SIMMONS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		253,992
TOTAL MARKET OB/XF VALUE		6,452
TOTAL LAND VALUE - MARKET		416,000
TOTAL MARKET VALUE		676,444
SOH/AGL Deduction		511,765
ASSESSED VALUE		164,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,268
TOTAL JUST VALUE		676,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3825	N/A	3,500	01/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0535/0160	1/20/1988	WD	Q	I	01	100
GRANTOR: DAVIS TROY H						
GRANTEE: DAVIS TROY & GAYLE						
0477/0278	12/01/1985	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N10 W11 S10 E11 $ W41 S32 E16 FOP=[YR=1993] S4 E22 FGR=[YR=1993] S5 E22 N20 W20 S7 W2 S8 $ N8 W7 D2 L2 W4 U2 L2 W6 S4 W1 $ E1 N4 E6 D2 R2 E4 U2 R2 E9 N7 E20 N21 $.

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	0510	GARAGE WD-	0	100	26	26	676.00	SF	35.00	35.00	100	1987	1987	3	20	4,732	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
7	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 6,452

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	000100	C	RES	100		RSF-2	0.00	0.00	1.04	AC		1.00	1.00	1.00	400,000.00	400,000.00	416,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 416,000 Market: 0 Agricultural: 0 Common: 416,000 PRINTED 07/09/2026 BY SYS