LOT 55 (S-2)
IN OR 737/1190
OCEAN BREEZE FARMS PB 2/19

POWELL ANDREU L & LINDA G
348 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044B-0055-0020

BUILDING CHARACTERISTICS

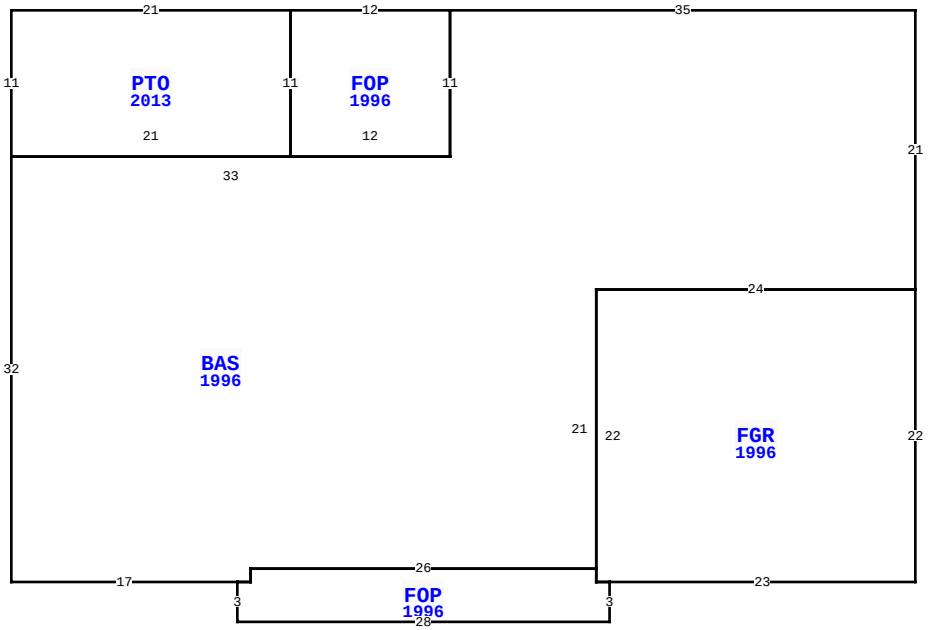
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,007	100	1996	2,007	269,635
FGR	528	55	1996	290	38,961
FOP	110	30	1996	33	4,434
FOP	132	30	1996	40	5,374
PTO	231	5	2013	12	1,612
TOTALS	3,008			2,382	320,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,382	123.5192	171.69	408,966	1996	1996	0	0	0	21.75	78.25

1 SNGL FAM 100% - 1997 Heated Area: 2007 HX Base Yr 1997



348 SIMMONS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		320,016
TOTAL MARKET OB/XF VALUE		2,480
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		722,496
SOH/AGL Deduction		525,784
ASSESSED VALUE		196,712
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,301
TOTAL JUST VALUE		722,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0363879	XFOB	5,280	05/01/2003
B9502495	NEW CONSTR	90,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0737/1190	8/25/1995	WD	Q	V	01	100

GRANTOR: DAVIS VIRGIL C & STEL

GRANTEE: POWELL ANDREU L & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W35 FOP=[YR=1996] W12 PTO=[YR=2013] W21 S11 E21 N11$ S11 E12 N11$ S11 W33 S32 E17 FOP=[YR=1996] S3 E28 N3 FGR=[YR=1996] E23 N22 W24 S22 E1$ W1 N1 W26 S1 W1$ E1 N1 E26 N21 E24 N21$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2003	2003	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 2,480

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS