LOT 7
PLANTATION HAMMOCK PBK 8/104

LUNGARINI GARY JOHN/ONOFRIO LUCIA A
850 SIMMONS RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044C-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

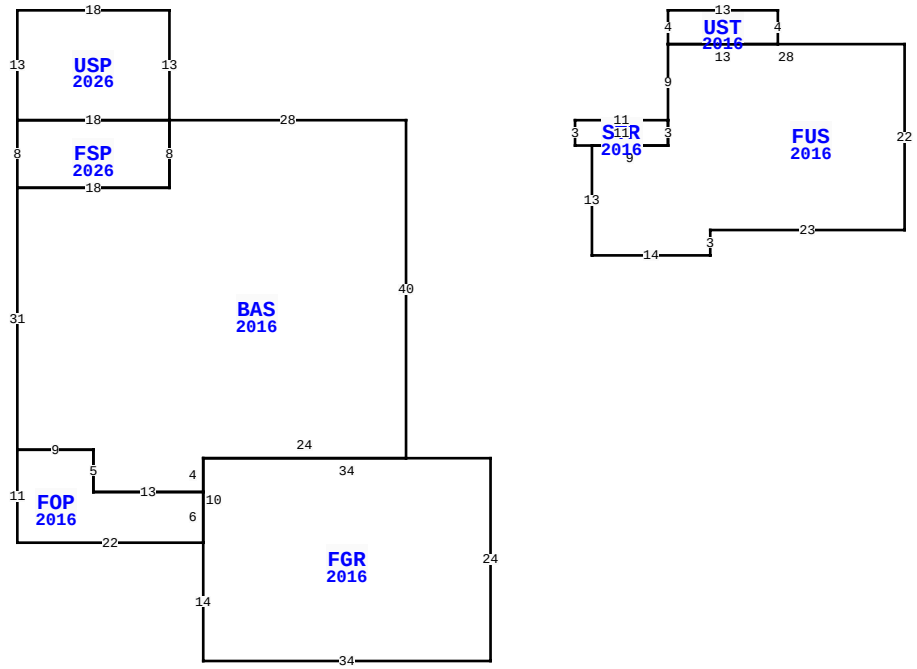
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2123.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	2016	1,739	342,564
FGR	816	55	2016	449	88,448
FOP	177	30	2016	53	10,441
FSP	144	40	2026	58	11,426
FUS	748	100	2016	748	147,347
STR	33	10	2016	3	591
USP	234	30	2026	70	13,789
UST	52	45	2016	23	4,530
TOTALS	3,943			3,143	619,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,143	123.9976	205.84	646,955	2016	2016	0	0	0	4.30	95.70

1 SFR CUST 100% - 2021 Heated Area: 2487 HX Base Yr 2021



850 SIMMONS RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		619,136
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		819,136
SOH/AGL Deduction		326,159
ASSESSED VALUE		492,977
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		441,566
TOTAL JUST VALUE		819,136
NCON VALUE		16,745
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		747,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0944	20'X13' SCRN RM	11,500	03/13/2025
B1531269	CO ISSUED	0	10/14/2016
B1531269	NEW CONSTR	324,408	10/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1676	10/26/2020	WD	Q	I	01	488,000
GRANTOR: SNYDER WILLIAM A & LI						
GRANTEE: LUNGARINI GARY JOHN						
2188/1887	4/04/2018	WD	Q	I	01	400,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SNYDER WILLIAM A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W28 S8 W18 S31 E9 S5 E13 N4 E24 N40 $
FGR=[YR=2016;ORIG=-24,50] S14 E34 N24 W34 S10 $
FUS=[YR=2016;ORIG=31,0] N9 E28 S22 W23 S3 W14 N13 E9 N3 $
FOP=[YR=2016;ORIG=-46,39] S11 E22 N6 W13 N5 W9 $
FSP=[YR=2026;ORIG=-28,0] W18 S8 E18 N8 $
UST=[YR=2016;ORIG=31,-9] N4 E13 S4 W13 $
STR=[YR=2016;ORIG=20,0] E11 S3 W11 N3 $
USP=[YR=2026;ORIG=-46,0] E18 N13 W18 S13 $
PTR=[ORIG=0,0] E20 W20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS