LOT 8
IN OR 855/77
SIMMONS REPLAT OF PT OF LOT 22

KEES EDWARD R & SALLY J
1429 SCOTT ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0645-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

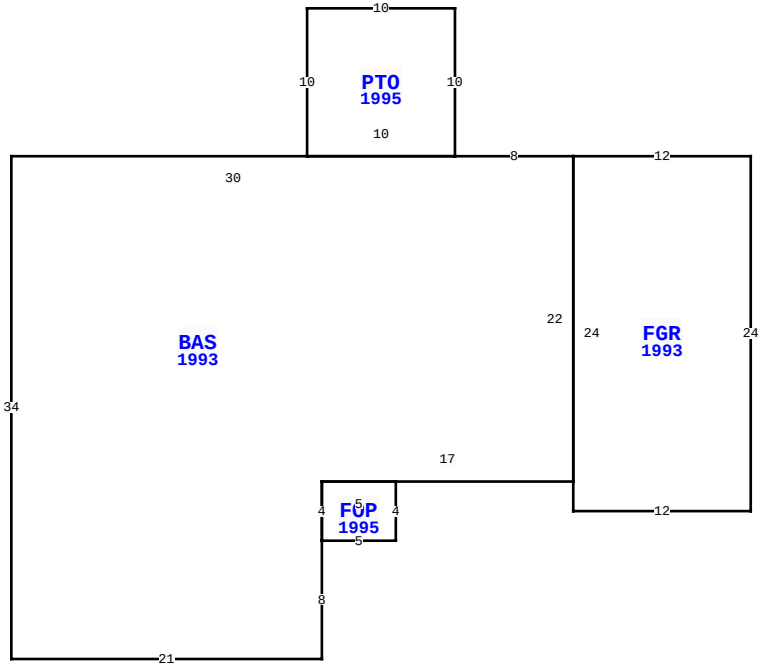
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	162,933
FGR	288	55	1993	158	23,661
FOP	20	30	1995	6	899
PTO	100	5	1995	5	749
TOTALS	1,496			1,257	188,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,257	114.9200	190.77	239,798	1982	1982	0	0	0	21.50	78.50

1 SFR CUST 100% - 1999 Heated Area: 1088 HX Base Yr 1999



1429 SCOTT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		188,241
TOTAL MARKET OB/XF VALUE		50,808
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		539,049
SOH/AGL Deduction		397,117
ASSESSED VALUE		141,932
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		40,521
TOTAL JUST VALUE		539,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502001	XFOB	9,520	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/0077	11/06/1998	WD	Q	I		100,000
GRANTOR: RUSSELL VIRGINIA DALE						
GRANTEE: KEES EDWARD & SALLY						
0662/1685	7/08/1992	QC	U	I	10	100
GRANTOR: WOODWARD CURTIS & V						
GRANTEE: WOODWARD VIRGINIA D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W8 PTO=[YR=1995] N10 W10 S10 E10 $ W30 S34 E21 N8 FOP=[YR=1995] E5 N4 W5 S4 $ N4 E17 N22 $ S24 E12 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
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1995	1995	3	20	768	
6	0510	GARAGE WD-	0	100	64	15	960.00	SF	26.25	26.25	100	1996	1996	3	20	5,040	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 50,808

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS