LOT 12 & N3 1/8 FT OF LOT 14
IN OR 1709/866
HAMBYS SUB PB 2/32

SIMMONS STEVE & PAMELA O
2057 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

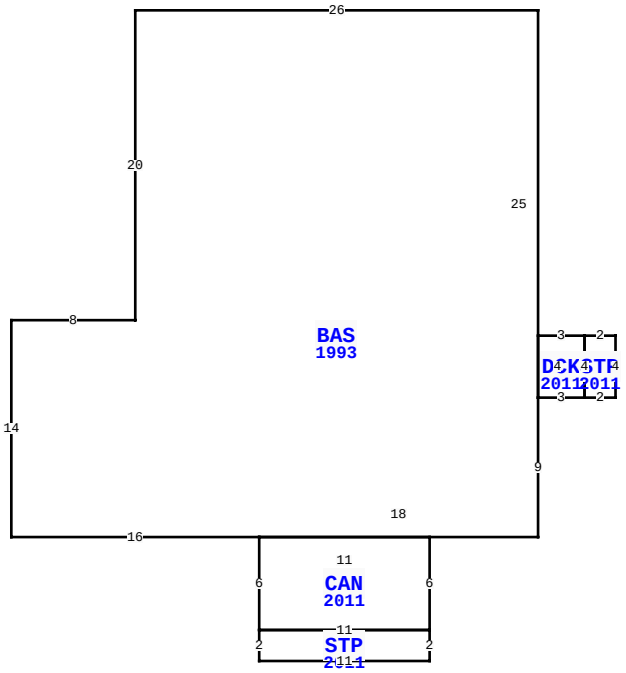
DOR CODE 1700 OFFICE BUILDINGS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	1993	996	25,567
CAN	66	30	2011	20	513
DCK	12	10	2011	1	26
STP	8	10	2011	1	26
STP	22	10	2011	2	51
TOTALS	1,104			1,020	26,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,020	85.9950	128.35	130,917	1944	1944	0	0	0	80.00	20.00

1 OFFICE 0% - 0 Heated Area: 996 HX Base Yr



2105 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	06/17/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,183
TOTAL MARKET OB/XF VALUE	3,109
TOTAL LAND VALUE - MARKET	247,775
TOTAL MARKET VALUE	277,067
SOH/AGL Deduction	21,204
ASSESSED VALUE	255,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,863
TOTAL JUST VALUE	277,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111508	REPAIR/RRF	1,500	09/01/2011
20111114	GAS	0	07/08/2011
20110260	REMODEL	5,800	02/24/2011
B959311	REPAIR/RRF	850	09/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1709/0866	11/09/2010	WD	U	I	11	100
GRANTOR: SIMMONS STEVE						
GRANTEE: SIMMONS STEVE & PAM						
0171/0630	1/01/1974	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 W8 S14 E16 CAN=[YR=2011] S6
STP=[YR=2011] S2 E11 N2 W11$ E11 N6 W11$ E18 N9
DCK=[YR=2011] E3 STP=[YR=2011] E2 N4 W2 S4$ N4 W3 S4$ N25$.

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	0803	ASPHALT C	0	0	0	0	1,773.00	SF	2.00	2.00	100	1974	1974	3	50	1,773	
2	0803	ASPHALT C	0	0	0	0	1,028.00	SF	2.00	2.00	100	1980	1980	3	50	1,028	
3	0850	PEBBLE WLK	0	0	0	0	210.00	SF	3.50	3.50	100	1974	1974	3	23	169	
4	1123	CB 8"	0	0	0	0	98.00	SF	6.15	6.15	100	1974	1974	3	23	139	

LAND DESCRIPTION

TOTAL OB/XF 3,109

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	001700	C	1STORY OFF	0	0003	R-2	53.00	110.00	53.00	FF		1.00	1.00	1.10	4,250.00	4,675.00	247,775							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 247,775 Market: 0 Agricultural: 0 Common: 247,775 PRINTED 07/09/2026 BY SYS