PT GOVT LOT 2 OF SEC 22-2N-28E
IN OR 2778/251

SIMMONS LOU J REVOCABLE TRUST/SIMMONS LOU J TRUSTE
24 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-AICO-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

40 AMELIA VILLAGE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	248,670
TOTAL MARKET VALUE	248,670
SOH/AGL Deduction	0
ASSESSED VALUE	248,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,670
TOTAL JUST VALUE	248,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/251	3/28/2025	WD	U	V	11	100
GRANTOR: SIMMONS LOU						
GRANTEE: SIMMONS LOU J REVOC						
0707/0538	6/17/1994	WD	Q	V		46,400
GRANTOR: HEALAN JACK B JR						
GRANTEE: SIMMONS LOU						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	8,289.00	SF		1.00	1.00	1.00	30.00	30.00	248,670							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 248,670 Market: 0 Agricultural: 0 Common: 248,670 PRINTED 07/09/2026 BY SYS