

BLOCK 245 SUB D OF LOT 10
REPLAT OF BLOCK 245 PB 2/54
IN OR 1053/252

FISCHER FRANK C & LUZ
1637 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0245-10D0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1,459	114,610
FOP	36	30	11	864
FOP	112	30	34	2,671
UGR	280	45	126	9,898

TOTALS	1,887		1,630	128,043
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0835	QUARY TILE	0	0	3	5	15.00	SF	20.00	20.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	0	3	20	60.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	86.00	100.00	1.00	LT	

REVIEW DATE	06/05/2018	BY	DJX
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,630	109.1400	98.50	160,555	1948	1970	0	0	20.25	79.75
1 SINGLE FAM - 0% - 0											
Heated Area: 1459											
HX Base Yr											

203 N 14TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
859											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	86.00	100.00	1.00	LT	

Total Acres: 0.00	Total Land Value: 157,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	128,043		
TOTAL MARKET OB/XF VALUE	859		
TOTAL LAND VALUE - MARKET	157,500		
TOTAL MARKET VALUE	286,402		
SOH/AGL Deduction	70,050		
ASSESSED VALUE	216,352		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	216,352		
TOTAL JUST VALUE	286,402		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	241,094		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6797	REPAIR/RRF	2,840	11/04/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1053/0252	5/01/2002	WD	Q	I		121,000	
GRANTOR: SPRINGER ROBERT H JR							
GRANTEE: FISCHER FRANK C & L							
0786/1969	3/12/1997	WD	Q	I		66,000	
GRANTOR: MOTTAYAW JACOB C JR &							
GRANTEE: SPRINGER ROBERT H J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W5 N7 W10 S7 W13 FOP=[YR=1993] N5 W8											
UGR=[YR=1993] W20 S14 E20 N14\$ S14 E8 N9\$ S9 W22 S20 E12 S1											
E10 N1 E8 FOP=[YR=1993] S4 E9 N4 W9\$ E19 S1 E10 N14 W9 N16\$.											