

IN OR 1210/1044  
R108068 & R108069

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

2023

32-2N-28-0000-0022-0050



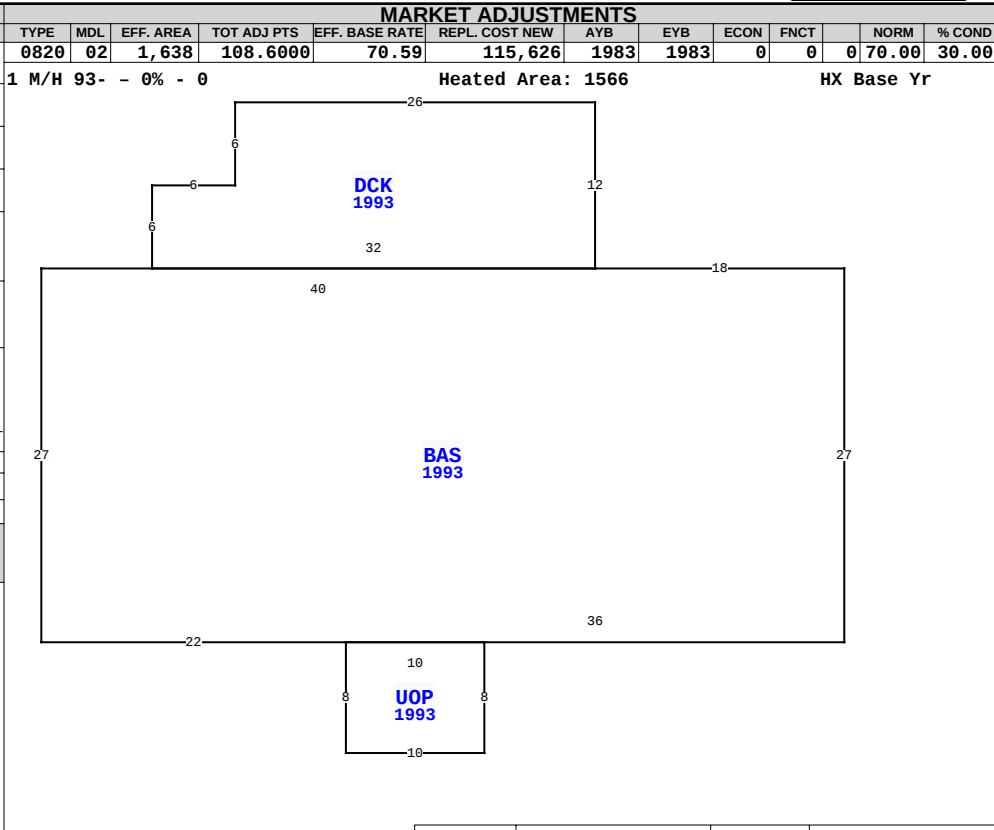
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 26 | AL SIDING 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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            | 04 | DIST 01 100    |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,566            | 100         | 1,566        | 33,163               |
| DCK       | 348              | 15          | 52           | 1,101                |
| UOP       | 80               | 25          | 20           | 424                  |
| TOTALS    | 1,994            |             | 1,638        | 34,688               |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0       | 0 | 0 | 1.00  | UT | 3,500.00 | 3,500.00       | 100       | 1983    |

| 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                | 000102   | C   | SFR/MH               | 0   | 0007 | OR       | 0.00  | 0.00  | 2.29        | AC        | 1.00 |



|                                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 95081 DIRT RD, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE      LGL DATE          |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE      LAND DATE          |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE      AG DATE           |  |  |  |  |  |  |  |  |  |  |  |
| 05/30/2023      MLU             |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 34,688    |               |
| TOTAL MARKET OB/XF VALUE  |  | 1,960     |               |
| TOTAL LAND VALUE - MARKET |  | 171,750   |               |
| TOTAL MARKET VALUE        |  | 208,398   |               |
| SOH/AGL Deduction         |  | 89,674    |               |
| ASSESSED VALUE            |  | 118,724   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 118,724   |               |
| TOTAL JUST VALUE          |  | 208,398   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  | 0         |               |
| PREVIOUS YEAR MKT VALUE   |  | 140,335   |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1210/1044                      | 2/25/2004 | WD        | Q   | I   |        | 62,900     |  |
| GRANTOR: GALLONI RICHARD J & J |           |           |     |     |        |            |  |
| GRANTEE: FISCHER FRANK & LUZ   |           |           |     |     |        |            |  |
| 0940/0102                      | 7/11/2000 | CT        | U   | I   | 14     | 65,300     |  |
| GRANTOR: CLERK OF COURT        |           |           |     |     |        |            |  |
| GRANTEE: GALLONI RICHARD & J   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W18 DCK=[YR=1993] N12 W26 S6 W6 S6 E32 \$ W40 S27 E22 UOP=[YR=1993] S8 E10 N8 W10 \$ E36 N27 \$ . |  |  |  |  |  |  |  |  |  |  |  |