

LOT 201
IN OR 2226/1055
PINEY ISLAND I PB 4/69

JACKSON KANDY
91064 FIDDLER DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0201-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100	1,366	165,390
FGR	676	55	372	45,040
FOP	56	30	17	2,059
FOP	153	30	46	5,570
SFB	270	80	216	26,153
UOP	15	20	3	363

TOTALS	2,536		2,020	244,573
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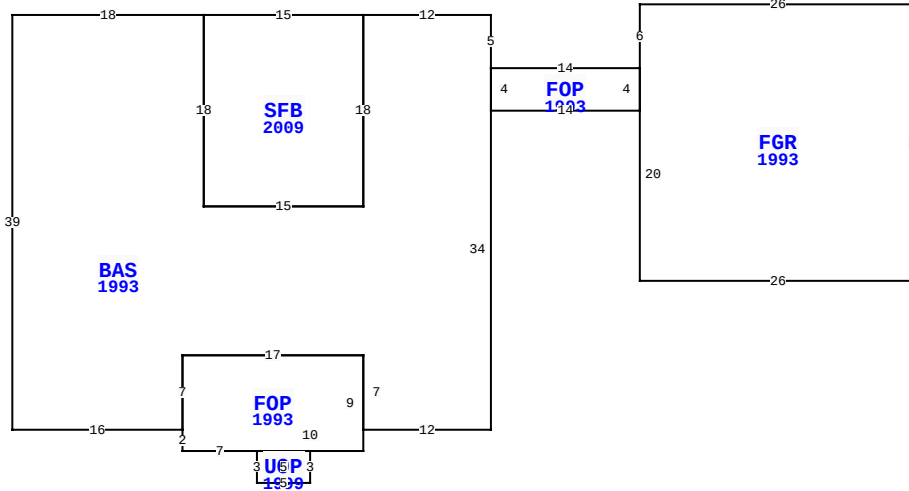
EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0810	CONCRETE A	0	100	15	20	300.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,063	
3	0812	CONCRETE C	0	100	0	0	3,132.00	SF	4.00	4.00	100	1993	1993	3	68	8,519	
4	0810	CONCRETE A	0	100	0	0	213.00	SF	6.50	6.50	100	1999	1999	3	79	1,094	
5	0810	CONCRETE A	0	100	14	7	98.00	SF	6.50	6.50	100	1999	1999	3	79	503	
6	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	2006	2006	3	31	1,196	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,020	114.5620	136.04	274,801	1987	2000	0	0	0	11.00	89.00
1 SNGL FAM - 100% - 2019 Heated Area: 1582 HX Base Yr 2019												



91064 FIDDLER DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/23/2023 MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1	7
VALUATION SUMMARY											

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE	244,573	
TOTAL MARKET OB/XF VALUE	14,615	
TOTAL LAND VALUE - MARKET	125,000	
TOTAL MARKET VALUE	384,188	
SOH/AGL Deduction	134,231	
ASSESSED VALUE	249,957	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	199,957	
TOTAL JUST VALUE	384,188	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	281,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963025	CHNGE SRVC	0	08/01/1996
4797	GARAGE	1,682	04/06/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/1055	9/26/2018	WD	Q	I	01	255,000

GRANTOR: TATEM ROBERT K & SUSA						
GRANTEE: JACKSON KANDY						
1324/1474	6/10/2005	WD	Q	I		220,000
GRANTOR: ADAMS JAMES & JEAN						
GRANTEE: TATEM ROBERT K & SU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 S6 FOP=[YR=1993] W14 BAS=[YR=1993] N5
W12 SFB=[YR=2009] W15 S18 E15 N18 \$ S18 W15 N18 W18 S39 E16
FOP=[YR=1993] S2 E7 UOP=[YR=1999] S3 E5 N3 W5 \$ E10 N9 W17
S7 \$ N7 E17 S7 E12 N34 \$ S4 E14 N4 \$ S20 E26 N26 \$.