E1/2 OF LOT 202
IN OR 2508/1783

LIMA FERNANDO & JEANNINE F
91042 FIDDLER DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-5000-0202-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

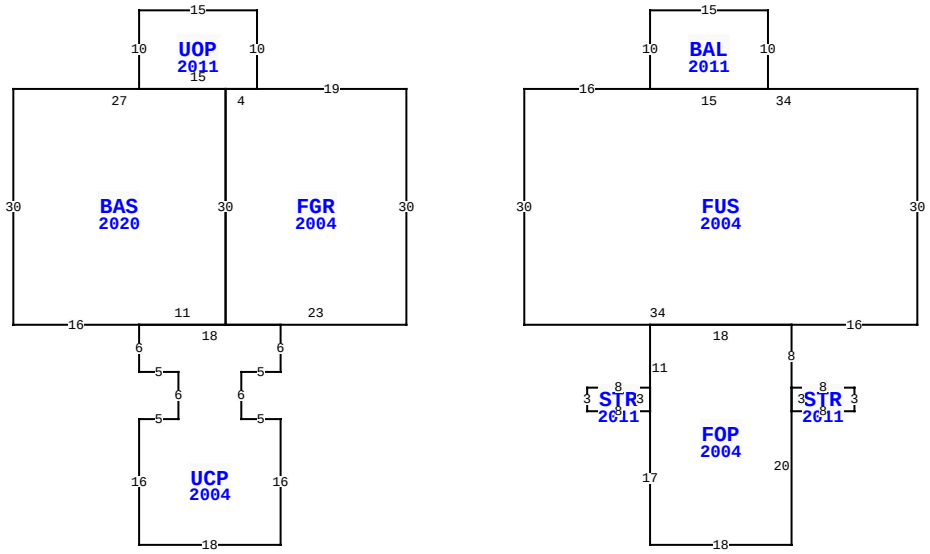
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	150	15	22	2,753
BAS	810	100	810	101,358
FGR	690	55	380	47,551
FOP	504	30	151	18,896
FUS	1,500	100	1,500	187,701
STR	24	10	2	250
STR	24	10	2	250
UCP	444	20	89	11,137
UOP	150	20	30	3,754
TOTALS	4,296		2,986	373,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,986	110.9200	131.72	393,316	2004	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2022 Heated Area: 2310 HX Base Yr 2022



91042 FIDDLER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		373,650
TOTAL MARKET OB/XF VALUE		68,700
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		567,350
SOH/AGL Deduction		136,768
ASSESSED VALUE		430,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		380,582
TOTAL JUST VALUE		567,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002045	(3) DOORS	4,167	03/02/2020
M1704448	H/AC	0	07/01/2017
B1631691	SWIM POOL	50,000	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/1783	10/27/2021	WD	Q	I	01	550,000
GRANTOR: FAULS ROBERT E & ANGE						
GRANTEE: LIMA FERNANDO & JEA						
1998/1656	8/21/2015	WD	Q	I	01	244,000
GRANTOR: TILLY FOREST L &						
GRANTEE: FAULS ROBERT E & AN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W19 UOP=[YR=2011] N10 W15 S10 E15$ W4
BAS=[YR=2020] W27 S30 E16 UCP=[YR=2004] S6 E5 S6 W5 S16 E18
N16 W5 N6 E5 N6 W18 $ E11 N30 $ S30 E23 N30 $ PTR= E15
FUS=[YR=2004] E16 BAL=[YR=2011] N10 E15 S10 W15 $ E34 S30
W16 FOP=[YR=2004] S8 STR=[YR=2011] E8 S3 W8 N3 $ S20 W18
N17 STR=[YR=2011] W8 N3 E8 S3 $ N11 E18 $ W34 N30 $ W15 $.

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	0462	ST/AL FNC	0	100	0	0	588.00	SF	7.00	7.00	100	2005	2005	3	44	1,811	
2	0464	FNC GT 10'	0	100	0	0	1.00	UT	350.00	350.00	100	2005	2005	3	69	242	
3	0476	VF 6 SBPL	0	100	0	0	16.00	LF	32.00	32.00	100	2009	2009	3	78	399	
4	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2007	2007	3	52	3,120	
5	0861	POOL GUNIT	0	100	36	15	540.00	SF	85.00	85.00	100	2016	2016	3	84	38,556	
6	0857	SANDSTONE	0	100	0	0	764.00	SF	16.00	16.00	100	2016	2016	3	99	12,102	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	
8	0812	CONCRETE C	0	100	0	0	2,755.00	SF	4.00	4.00	100	2020	2020	3	99	10,910	

LAND DESCRIPTION

TOTAL OB/XF 68,700

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 12/17/2020 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS