IN OR 2418/469

FISCHER CARLEEN B
96188 DUVAL RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0049-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

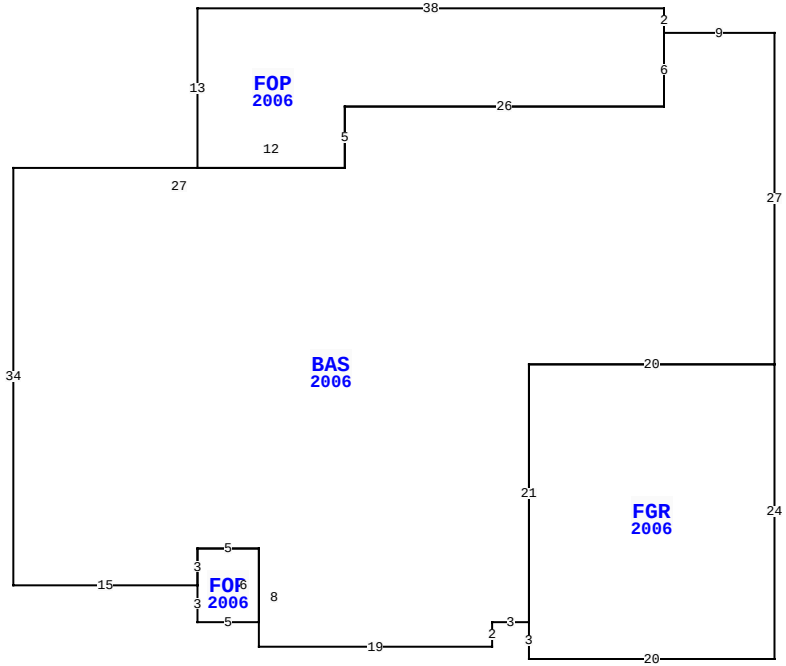
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,066	100	2,066	266,687
FGR	480	55	264	34,078
FOP	30	30	9	1,162
FOP	364	30	109	14,070
TOTALS	2,940		2,448	315,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	117.5118	139.55	341,618	2006	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 2066 HX Base Yr 2023



96188 DUVAL RD, FERNANDINA BEACH

BLD DATE	06/22/2007 RK	LGL DATE	05/30/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,997
TOTAL MARKET OB/XF VALUE		7,244
TOTAL LAND VALUE - MARKET		73,125
TOTAL MARKET VALUE		396,366
SOH/AGL Deduction		0
ASSESSED VALUE		396,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,366
TOTAL JUST VALUE		396,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414149	NEW CONSTR	160,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0469	12/11/2020	WD	Q	I	01	323,000
GRANTOR: SCHMELZER BRIAN K & B						
GRANTEE: FISCHER CARLEEN B						
1500/0781	5/22/2007	WD	Q	I		300,800
GRANTOR: SPENCER FRANK J & PAU						
GRANTEE: SCHMELZER BRIAN K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W9 FOP=[YR=2006] N2 W38 S13 E12 N5 E26 N6 $ S6 W26 S5 W27 S34 E15 FOP=[YR=2006] S3 E5 N6 W5 S3 $ N3 E5 S8 E19 N2 E3 FGR=[YR=2006] S3 E20 N24 W20 S21 $ N21 E20 N27 $.

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	0812	CONCRETE C	0	100	0	0	2,058.00	SF	4.00	4.00	100	2006	2006	3	88	7,244	

LAND DESCRIPTION

TOTAL OB/XF 7,244

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-2	107.00	254.00	0.65	AC		1.00	1.00	1.50	75,000.00	112,500.00	73,125							

REVIEW DATE 03/28/2019 BY KWA Total Acres: 0.65 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 08/02/2023 BY SYS