

LOT 27
IN OR 2062/1062
FIDDLERS WALK PB 5/237

MCKINNEY MATTHEW W & REBECCA CLAIR
94117 FIDDLERS WALK LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-507F-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

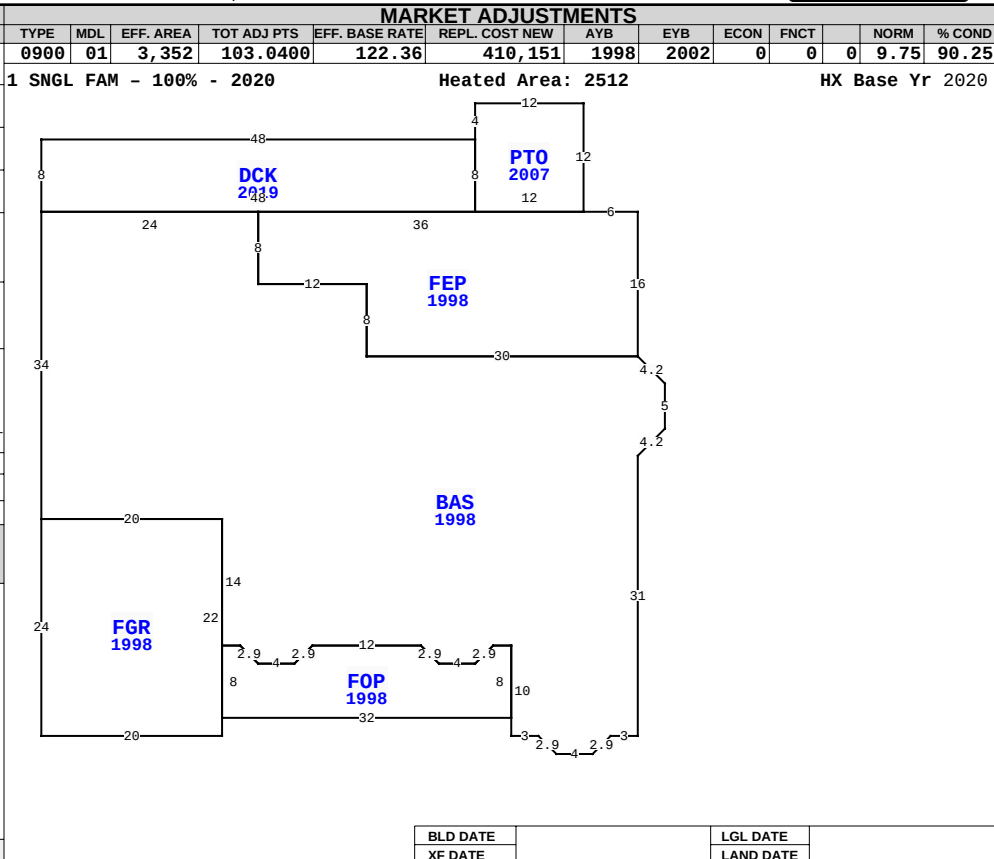
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	2,512	277,400
DCK	384	10	38	4,197
FEP	576	80	461	50,908
FGR	480	55	264	29,153
FOP	232	30	70	7,730
PTO	144	5	7	773

TOTALS	4,328		3,352	370,161
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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
1	0810	CONCRETE A	0	100	54	4		216.00	SF 6.50	100	1998
2	0811	CONCRETE B	0	100	0	0		1,494.00	SF 5.20	100	1998
3	0351	CARPORT MT	0	100	30	12		360.00	SF 10.00	100	2017



TOTAL OB/XF											
10,015											

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	100		RS-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
10,015											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		370,161	
TOTAL MARKET OB/XF VALUE		10,015	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		460,176	
SOH/AGL Deduction		125,489	
ASSESSED VALUE		334,687	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		284,687	
TOTAL JUST VALUE		460,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,413	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109280	REPAIR/RRF	25,790	09/01/2021
983004	NEW CONSTR	145,000	04/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2062/1062	7/28/2016	WD	Q	I	01
GRANTOR: FANT ROBERT B & ALICE					
GRANTEE: MCKINNEY MATTHEW W					
1977/0950	4/29/2015	WD	Q	I	01
GRANTOR: LUSSIER KEVIN M & BRI					
GRANTEE: FANT ROBERT B & ALI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=1998] W6 PTO=[YR=2007] N12 W12 S4 DCK=[YR=2019] W48 S8 E48 N8\$ S8 E12 \$ W36 BAS=[YR=1998] W24 S34 FGR=[YR=1998] S24 E20 N2 FOP=[YR=1998] E32N8 W2 D2 L2 W4 U2 L2 W12 D2 L2 W4 L2 U2 W2 S8\$ N22 W20\$ E20 S14 E2 D2 R2 E4 R2 U2 E12 R2 D2 E4 R2 U2 E2 S10 E3 R2 D2 E4 R2 U2 E3 N31 R3 U3 N5 L3 U3 W30 N8 W12 N8\$ S8 E12 S8 E30 N16\$.											