

S-34 OF LOT 82
SUB PT OF SEC 4 PB 0/59
IN OR 1072/1512

FISCHER FRANK & LUZ &/JACKSON JENNY
1637 SIMMONS ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0050-000B-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	99,640
FCP	216	25	54	5,249
FOP	120	30	36	3,499
FST	63	55	35	3,402

TOTALS	1,424		1,150	111,792
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	561.00	UT	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0811	CONCRETE B	0	0	17	11	187.00	SF	5.20
4	0825	BRICK	0	0	15	3	45.00	SF	12.50
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	13.20
6	1242	WD DECK A	0	0	12	12	144.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	85.00	150.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,150	116.0700	145.09	166,854	1973	1973	0	0	0 33.00	67.00
1 SNGL FAM - 0% - 0											
Heated Area: 1025											
HX Base Yr											
FST 1993 BAS 1993 FCP 1993 FOP 1993											

BLD DATE	01/23/2009	DJ	LGL DATE	
XF DATE			LAND DATE	03/14/2024
INC DATE			AG DATE	MLU

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	0810	CONCRETE A	0	0	0	0	561.00	UT	6.50	6.50	100	1980	1980	3	32.5	1,185	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0811	CONCRETE B	0	0	17	11	187.00	SF	5.20	5.20	100	1986	1986	3	49.5	481	
4	0825	BRICK	0	0	15	3	45.00	SF	12.50	12.50	100	1986	1986	3	82	461	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	13.20	13.20	100	1998	1998	3	20	634	
6	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2013	2013	3	60	864	

TOTAL OB/XF														5,253		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
	RSF-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	1				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				111,792	
TOTAL MARKET OB/XF VALUE				5,253	
TOTAL LAND VALUE - MARKET				120,000	
TOTAL MARKET VALUE				237,045	
SOH/AGL Deduction				38,541	
ASSESSED VALUE				198,504	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				198,504	
TOTAL JUST VALUE				237,045	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				212,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20925	ELEC OTHER	0	06/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1072/1512	8/05/2002	WD	Q	I		97,500	
GRANTOR: MILLER PETER A & KARE							
GRANTEE: FISCHER FRANK & LUZ							
0429/0765	8/01/1984	WD	Q	I		42,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W41 S7 FCP=[YR=1993] W3 FST=[YR=1993] N7 W9 S7 E9\$ W9 S18 E12 N18\$ S18 E17 FOP=[YR=1993] S6 E20 N6 W20\$ E24 N25\$.									