



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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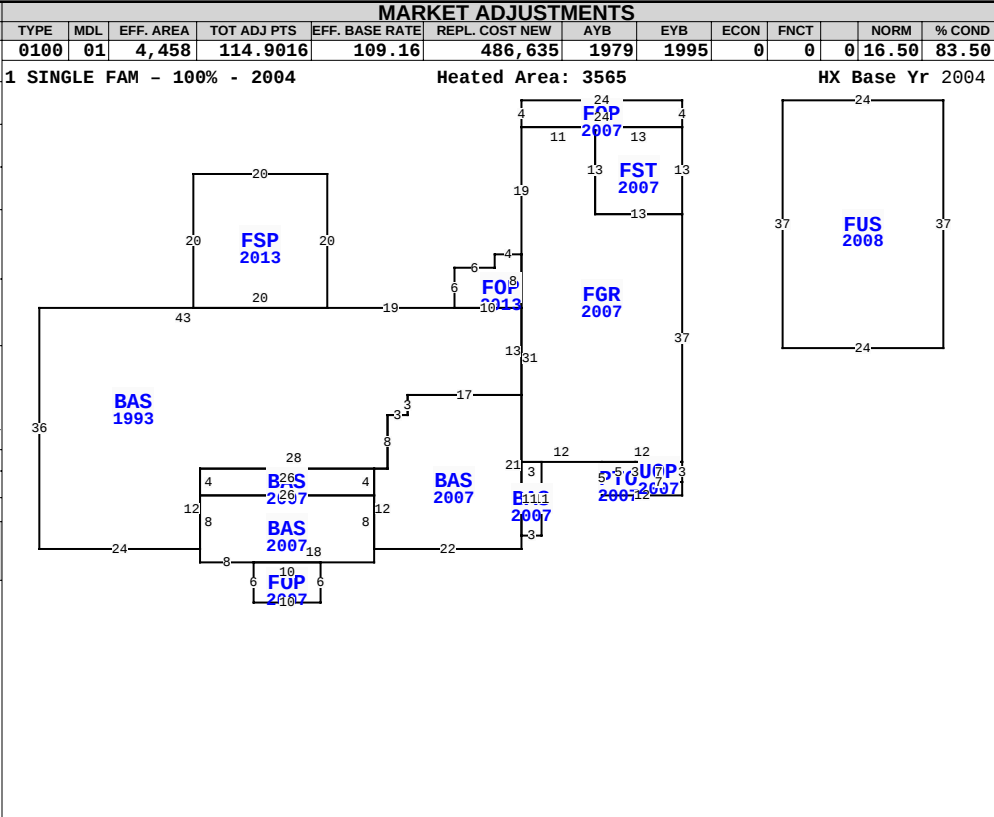
NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1,805	164,523
BAS	33	100	33	3,008
BAS	104	100	104	9,480
BAS	260	100	260	23,699
BAS	475	100	475	43,296
FGR	1,031	55	567	51,681
FOP	60	30	18	1,641
FOP	96	30	29	2,644
FOP	68	30	20	1,823
FSP	400	40	160	14,584
TOTALS	5,449		4,458	406,340

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1979	1979	3	44	1,540	
2	0810	CONCRETE A	0 100	0	0	390.00	SF	6.50	6.50	100	2007	2007	3	88	2,231	
3	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2007	2007	3	88	92	
4	0940	SHEDS/PORT	0 100	8	4	32.00	SF	30.00	30.00	100	2007	2007	3	31	298	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C



** This building has 14 Sub-Areas	BLD DATE	LGL DATE	03/14/2024	MLU
1637 SIMMONS RD, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	
390.00	SF	6.50	6.50	100	2007	2007	3	88	2,231	
16.00	SF	6.50	6.50	100	2007	2007	3	88	92	
32.00	SF	30.00	30.00	100	2007	2007	3	31	298	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			406,340
TOTAL MARKET OB/XF VALUE			4,161
TOTAL LAND VALUE - MARKET			338,700
TOTAL MARKET VALUE			749,201
SOH/AGL Deduction			453,154
ASSESSED VALUE			296,047
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			246,047
TOTAL JUST VALUE			749,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			675,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006929	18X25 STL BUIL	28,885	06/11/2024
B21502	REMODEL	15,000	06/01/2008
P13281	REMODEL	0	06/01/2008
M13061	MECH OTHER	0	06/01/2007
B0617003	ADDITION	180,000	09/01/2006
M11755	MECH OTHER	0	07/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2705/1074	4/10/2024	LE U	I	11	
GRANTOR: FISCHER FRANK & LUZ					
GRANTEE: FISCHER NATHANIEL G					
1141/0905	5/30/2003	WD Q	I		232,000
GRANTOR: LEMMOND DONNA D					
GRANTEE: FISCHER FRANK & LUZ					

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2007]	W24 S4 FGR=[YR=2007]	S19 FOP=[YR=2013] W4 S2
W6 S6 BAS=[YR=1993]	W19 FSP=[YR=2013]	N20 W20 S20 E20\$ W43
S36 E24 BAS=[YR=2007]	S2 E8 FOP=[YR=2007]	S6 E10 N6 W10 \$
E18 N2 BAS=[YR=2007]	E22 N2 BAS=[YR=2007]	E3 N11 W3 S11 \$
N21 W17 S3 W3 S8 W2 S12 \$	N8 BAS=[YR=2007]	N4 W26 S4 E26 \$
W26 S8 \$ N12 E28 N8 E3 N3 E17	N13 W10 \$ E10 N8 \$ S31 E12	
PTO=[YR=2007]	S5 E12 N2 UOP=[YR=2007]	N3 W7 S3 E7 \$ W7 N3
W5 \$ E12 N37 FST=[YR=2007]	N13 W13 S13 E13 \$ W13 N13 W11 \$	
E24 N4 \$ PTR=	E15 FUS=[YR=2008]	E24 S37 W24 N37 \$ W15 \$.