

BLOCK 11 LOT 7
IN OR 1191/1880
LAKEWOOD #3 PB 5/193-194

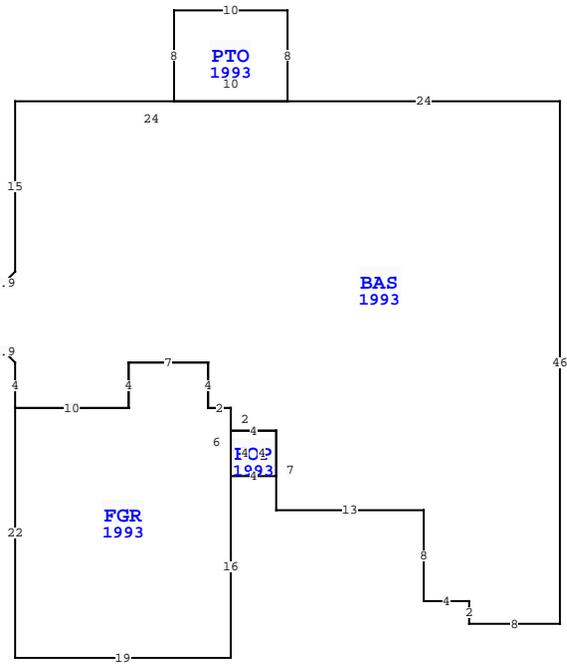
FISCHER FRANK C & LUZ
1637 SIMMONS RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0011-0070

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,625	100	1,625
FGR	446	55	245
FOP	16	30	5
PTO	80	5	4
TOTALS	2,167		1,879
			227,994

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	1,879	115.5616	144.45	271,422	1989	1989		0	0	16.00	84.00		
1 SNGL FAM - 0% - 0 Heated Area: 1625 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			227,994
TOTAL MARKET OB/XF VALUE			4,971
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			407,965
SOH/AGL Deduction			87,686
ASSESSED VALUE			320,279
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			320,279
TOTAL JUST VALUE			407,965
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100760	REPAIR/RRF	6,000	05/10/2010
5280	NEW CONSTR	75,775	03/20/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/1880	12/01/2003	WD	Q	I		148,000
GRANTOR: SCHWAB STEPHEN R & SU						
GRANTEE: FISCHER FRANK C & L						
0940/0245	7/11/2000	WD	Q	I		137,400
GRANTOR: HOWSER GARY C & ROXIE						
GRANTEE: SCHWAB STEPHEN R &						

EXTRA FEATURES																
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	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	0	0	735.00	SF	5.20	5.20	100	1989	1989	3	57	2,179	
3	0940	SHEDS/PORT	0	0	10	120.00	SF	20.10	20.10	100	1995	1995	3	20	482	
TOTALS														4,971		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							