BLOCK 245 SUB D OF LOT 10
REPLAT OF BLOCK 245 PB 2/54
IN OR 1053/252

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

2024

00-00-31-1800-0245-10D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

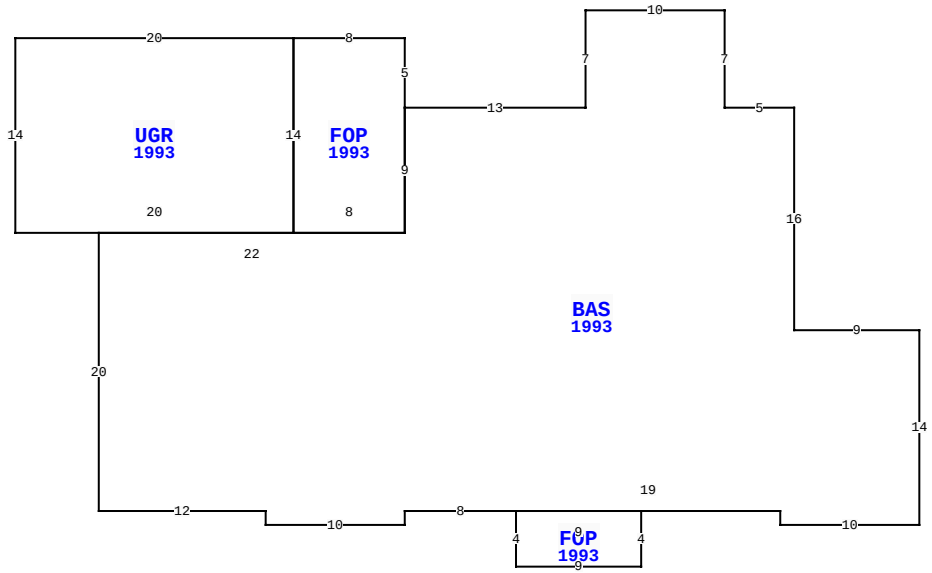
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1,459	120,259
FOP	36	30	11	906
FOP	112	30	34	2,802
UGR	280	45	126	10,386
TOTALS	1,887		1,630	134,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	109.1400	103.68	168,998	1948	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1459 HX Base Yr



203 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	134,353
TOTAL MARKET OB/XF VALUE	856
TOTAL LAND VALUE - MARKET	157,500
TOTAL MARKET VALUE	292,709
SOH/AGL Deduction	54,722
ASSESSED VALUE	237,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,987
TOTAL JUST VALUE	292,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6797	REPAIR/RRF	2,840	11/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1053/0252	5/01/2002	WD	Q	I		121,000
GRANTOR: SPRINGER ROBERT H JR						
GRANTEE: FISCHER FRANK C & L						
0786/1969	3/12/1997	WD	Q	I		66,000
GRANTOR: MOTTAYAW JACOB C JR &						
GRANTEE: SPRINGER ROBERT H J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N7 W10 S7 W13 FOP=[YR=1993] N5 W8
UGR=[YR=1993] W20 S14 E20 N14$ S14 E8 N9$ S9 W22 S20 E12 S1
E10 N1 E8 FOP=[YR=1993] S4 E9 N4 W9$ E19 S1 E10 N14 W9 N16$.

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	0835	QUARY TILE	0	0	3	5	15.00	SF	20.00	20.00	100	1975	1975	3	26	78	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700	
3	0810	CONCRETE A	0	0	3	20	60.00	SF	6.50	6.50	100	1948	1948	3	20	78	

LAND DESCRIPTION

TOTAL OB/XF 856

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	0	0006	R-2	86.00	100.00	1.00	LT		1.00	1.00	0.90	175,000.00	157,500.00	157,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 08/06/2024 BY SYS