



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,011	100	1,011	123,744
FGR	690	55	380	46,511
FOP	246	30	74	9,057
FOP	360	30	108	13,219
FUS	984	100	984	120,439
TOTALS	3,291		2,557	312,971

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0810	CONCRETE A	0 100	0	0	440.00	SF	6.50	6.50	100	1996
3	0810	CONCRETE A	0 100	0	0	460.00	SF	6.50	6.50	100	1997
4	0810	CONCRETE A	0 100	12	8	96.00	SF	6.50	6.50	100	1996
5	1241	WD DECK G	0 100	0	0	420.00	UT	11.50	11.50	100	1998
6	0940	SHEDS/PORT	0 100	10	6	60.00	SF	30.00	30.00	100	1990
7	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00	100	1999

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		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,557	113.1984	141.50	361,816	1996	1996	0	0	0 13.50	86.50
1 SNGL FAM - 100% - 1997 Heated Area: 1995 HX Base Yr 1997											
91100 FIDDLER DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE 03/22/2024 MLU											
XF DATE INC DATE											
AG DATE											

TOTAL OB/XF											
9,360											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 7
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		312,971	
TOTAL MARKET OB/XF VALUE		9,360	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		472,331	
SOH/AGL Deduction		286,988	
ASSESSED VALUE		185,343	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		130,343	
TOTAL JUST VALUE		472,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,093	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017852	REPAIR/RRF	17,810	12/28/2021
963037	NEW CONSTR	85,000	06/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	12/19/2001	CN	U	I	06	100	
GRANTOR: CREEL EDWARD P							
GRANTEE: JENELE DANIELLE							
0749/1042	1/24/1996	WD	Q	V		15,000	
GRANTOR: WILLIS LYNWOOD & JANE							
GRANTEE: CREEL EDWARD ET AL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1996] W5 FOP=[YR=2013] N12 W30 S12 BAS=[YR=1996] W18 N3 W9 S3 W2 S24 FOP=[YR=1996] S6 E41 N6 W41\$ E41 N24 W12\$ E30\$ W18 S30 E23 N30\$ PTR=E15 FUS=[YR=1996] E41 S24 W41 N24\$ W15\$.											