



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 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
BAL	150	15	22	3,027
BAS	810	100	810	111,434
FGR	690	55	380	52,277
FOP	504	30	151	20,774
FUS	1,500	100	1,500	206,360
STR	24	10	2	275
STR	24	10	2	275
UCP	444	20	89	12,244
UOP	150	20	30	4,127
TOTALS	4,296		2,986	410,793

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
1	0462	ST/AL FNC	0 100	0	0	588.00	SF	7.00	7.00	100	2005	2005	3	40
2	0464	FNC GT 10'	0 100	0	0	1.00	UT	350.00	350.00	100	2005	2005	3	66
3	0476	VF 6 SBPL	0 100	0	0	16.00	LF	32.00	32.00	100	2009	2009	3	76
4	0462	ST/AL FNC	0 100	0	0	600.00	SF	10.00	10.00	100	2007	2007	3	48
5	0861	POOL GUNIT	0 100	36	15	540.00	SF	85.00	85.00	100	2016	2016	3	81
6	0857	SANDSTONE/	0 100	0	0	764.00	SF	16.00	16.00	100	2016	2016	3	99
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	74
8	0812	CONCRETE C	0 100	0	0	2,755.00	SF	4.00	4.00	100	2020	2020	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	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	2,986	116.4660	145.58	434,702	2004	2012	0	0	0	5.50	94.50		
1 SNGL FAM - 100% - 2022 Heated Area: 2310 HX Base Yr 2022														

91042 FIDDLER DR, FERNANDINA BEACH										BLD DATE		LGL DATE		
										XF DATE		LAND DATE		
										INC DATE		AG DATE		
										03/22/2024		MLU		

NASSAU COUNTY PROPERTY														
										PAGE 1 of 1				
										VALUATION SUMMARY				
										STANDARD				
										Tax Group: 7				
										Tax Dist:				
										BUILDING MARKET VALUE				
										TOTAL MARKET OB/XF VALUE				
										TOTAL LAND VALUE - MARKET				
										TOTAL MARKET VALUE				
										SOH/AGL Deduction				
										ASSESSED VALUE				
										TOTAL EXEMPTION VALUE				
										BASE TAXABLE VALUE				
										TOTAL JUST VALUE				
										NCON VALUE				
										INCOME VALUE				
										PREVIOUS YEAR MKT VALUE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009839		47,214	08/01/2023
B2002045	(3) DOORS	4,167	03/02/2020
M1704448	H/AC	0	07/01/2017
B1631691	SWIM POOL	50,000	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/1783	10/27/2021	WD	Q	I	01	550,000
GRANTOR: FAULS ROBERT E & ANGE						
GRANTEE: LIMA FERNANDO & JEA						
1998/1656	8/21/2015	WD	Q	I	01	244,000
GRANTOR: TILLY FOREST L &						
GRANTEE: FAULS ROBERT E & AN						
BUILDING NOTES						

BUILDING NOTES														
BUILDING DIMENSIONS														
FGR=[YR=2004] W19 UOP=[YR=2011] N10 W15 S10 E15\$ W4														
BAS=[YR=2020] W27 S30 E16 UCP=[YR=2004] S6 E5 S6 W5 S16 E18														
N16 W5 N6 E5 N6 W18 \$ E11 N30 \$ S30 E23 N30 \$ PTR= E15														
FUS=[YR=2004] E16 BAL=[YR=2011] N10 E15 S10 W15 \$ E34 S30														
W16 FOP=[YR=2004] S8 STR=[YR=2011] E8 S3 W8 N3 \$ S20 W18														
N17 STR=[YR=2011] W8 N3 E8 S3 \$ N11 E18 \$ W34 N30 \$ W15 \$.														