LOT 207
IN OR 1933/1099
ESMT IN OR 819/1719

HARRIMAN ALAN & RUTH
91063 FIDDLER DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-5000-0207-0000

BUILDING CHARACTERISTICS

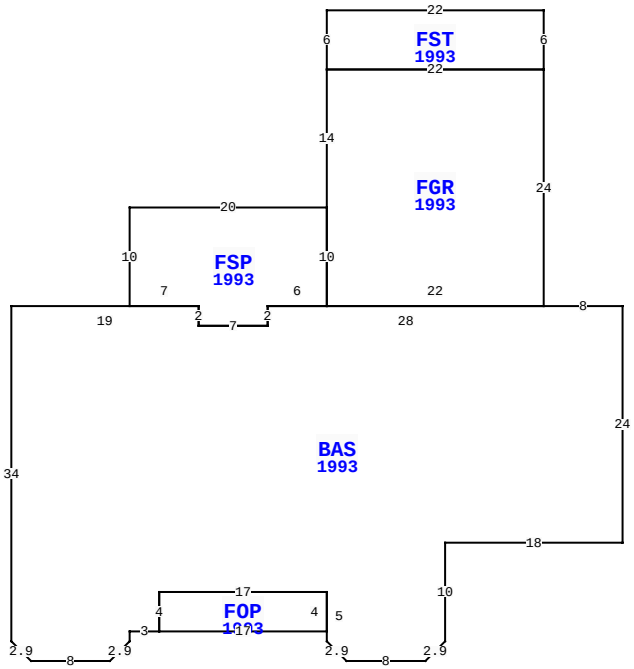
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,866	100	1,866	234,655
FGR	528	55	290	36,469
FOP	68	30	20	2,515
FSP	214	40	86	10,815
FST	132	55	73	9,180
TOTALS	2,808		2,335	293,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,335	124.2003	155.25	362,509	1985	1985	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 1999 Heated Area: 1866 HX Base Yr 1999



91063 FIDDLER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	03/22/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		293,632
TOTAL MARKET OB/XF VALUE		11,695
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		455,327
SOH/AGL Deduction		274,047
ASSESSED VALUE		181,280
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,280
TOTAL JUST VALUE		455,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106410	(1) DOOR	2,440	05/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/1099	8/22/2014	QC	U	I	11	32,700
GRANTOR: HARRIMAN ALAN						
GRANTEE: HARRIMAN ALAN & RUT						
0819/1720	1/16/1998	WD	Q	I		135,000
GRANTOR: CREWS TONY L & BRIDGE						
GRANTEE: HARRIMAN ALAN & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FGR=[YR=1993] N24 FST=[YR=1993] N6 W22 S6 E22 $ W22 S14 FSP=[YR=1993] W20 S10 E7 S2 E7 N2 E6 N10 $ S10 E22 $ W28 S2 W7 N2 W19 S34 R2 D2 E8 U2 R2 N1 E3 FOP=[YR=1993] E17 N4 W17 S4 $ N4E17 S5 R2 D2 E8 U2 R2 N10 E18 N24 $.

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	0811	CONCRETE B	0	100	0	0	2,479.00	SF	3.64	3.64	100	1985	1985	3	47	4,241	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
3	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20	5.20	100	1995	1995	3	70	4,368	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1998	1998	3	75	156	
5	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2001	2001	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 11,695

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 03/03/2023 BY TW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS