



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

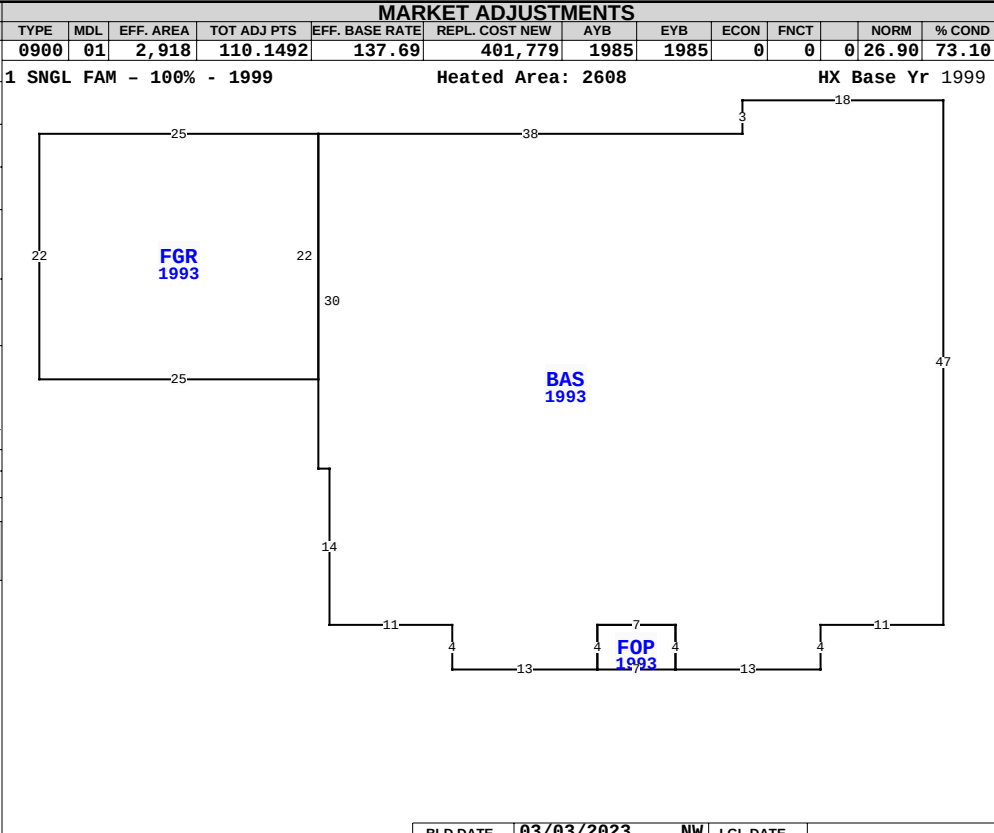
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2,608	262,499
FGR	550	55	302	30,396
FOP	28	30	8	806
TOTALS	3,186		2,918	293,700

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION

L	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	1,820.00	SF	4.00	4.00	100	1985	1985	3	47	3,422	
3	0861	POOL GUNIT	0	100	18	33	594.00	SF	85.00	85.00	100	1990	1990	3	20	10,098	
4	0845	KOOL DECK	0	100	0	0	950.00	SF	7.25	7.25	100	1990	1990	3	59.5	4,098	
5	0511	GARAGE CB-	0	100	22	22	484.00	SF	40.00	40.00	100	1993	1993	3	66	12,778	
6	0810	CONCRETE A	0	100	22	24	528.00	SF	6.50	6.50	100	1993	1993	3	66	2,265	
7	0825	BRICK	0	100	0	0	35.00	SF	12.50	12.50	100	1997	1997	3	92	403	
8	0825	BRICK	0	100	6	6	36.00	SF	12.50	12.50	100	1997	1997	3	92	414	

LAND DESCRIPTION		
L	USE CODE	CLS
1	000100	C



91097 FIDDLER DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	03/22/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

1997 FIDLER DR/ FERNANDA BLCH										INC DATE			AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030							
1,820.00	SF	4.00	4.00	100	1985	1985	3	47	3,422							
594.00	SF	85.00	85.00	100	1990	1990	3	20	10,098							
950.00	SF	7.25	7.25	100	1990	1990	3	59.5	4,098							
484.00	SF	40.00	40.00	100	1993	1993	3	66	12,778							
528.00	SF	6.50	6.50	100	1993	1993	3	66	2,265							
35.00	SF	12.50	12.50	100	1997	1997	3	92	403							
36.00	SF	12.50	12.50	100	1997	1997	3	92	414							

TOTAL OB/XF											35,508	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		293,700	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		479,208	
SOH/AGL Deduction		ASSESSED VALUE		251,363	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		177,845	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				415,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213212	REPAIR/RRF	14,550	11/01/2012
R1213213	REPAIR/RRF	4,000	11/01/2012
8687	GARAGE	9,676	02/16/1993
6501	SWIM POOL	12,100	06/04/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/21	5/17/2024	QC	U	I	11	100
GRANTOR: DICKENS JACKSON H & J						
GRANTEE: DICKENS JARROD H						
0855/0961	11/12/1998	WD	Q	I		211,500
GRANTOR: ROBINSON DEBORAH						
GRANTEE: DICKENS JACKSON & J						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W18 S3 W38 FGR=[YR=1993] W25 S22 E25 N22\$ S30 E1 S14 E11 S4 E13 FOP=[YR=1993] E7 N4 W7 S4\$ N4 E7 S4 E13 N4 E11 N47\$.																