

IN OR 1269/595
ESMT PT OR 746/1049
1986 CATA SW/MH

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

2024

40-2N-28-0000-0052-0000



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 70
Interior Floo	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

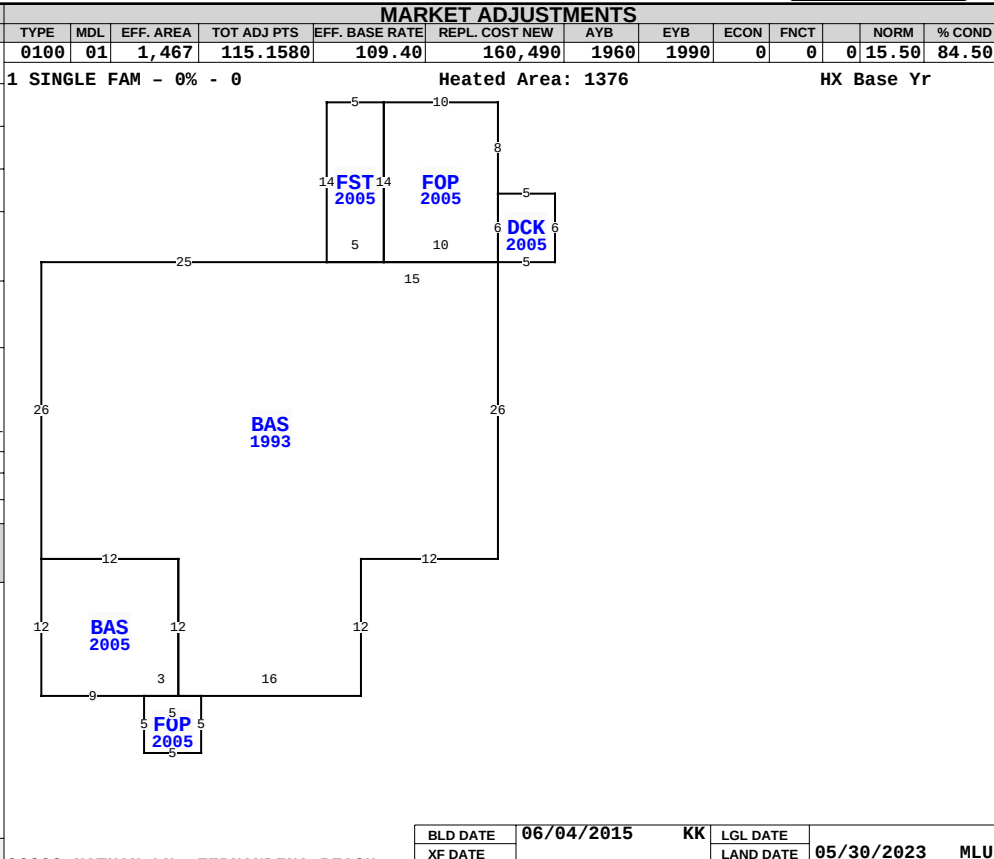
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	113,890
BAS	144	100	144	13,312
DCK	30	10	3	277
FOP	25	30	8	739
FOP	140	30	42	3,883
FST	70	55	38	3,513

TOTALS	1,641		1,467	135,614
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	
4	0350	CARPORT WD	0	0	18	22	396.00	SF	3.90	3.90	
5	0940	SHEDS/PORT	0	0	22	12	264.00	SF	30.00	30.00	

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	000115	C	SFR ACRES	0	0005	RSF-2	0.00	0.00	2.00	AC	1.00



96008 NATHAN LN, FERNANDINA BEACH	BLD DATE 06/04/2015	KK	LGL DATE	05/30/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			151,913
TOTAL MARKET OB/XF VALUE			14,403
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			308,816
SOH/AGL Deduction			113,413
ASSESSED VALUE			195,403
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,403
TOTAL JUST VALUE			308,816
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109919	ROOF	9,400	07/27/2021
R08016	REPAIR/RRF	2,100	08/01/2005
B15739	ADDITION	5,805	08/01/2005
6078	CHNGE SRVC	0	07/17/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1269/0595	10/27/2004	WD	Q	I	
GRANTOR: DURHAM COLEMAN R					
GRANTEE: FISCHER FRANK & LUZ					
0453/0227	5/01/1985	WD	Q	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
DCK=[YR=2005] W5 FOP=[YR=2005] N8 W10 FST=[YR=2005] W5 S14					
BAS=[YR=1993] W25 S26 BAS=[YR=2005] S12 E9 FOP=[YR=2005]					
S5 E5 N5 W5 \$ E3 N12 W12 \$ E12 S12 E16 N12 E12 N26 W15\$ E5					
N14 \$ S14 E10 N6 \$ S6 E5 N6 \$.					

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