LOT 27
IN OR 2062/1062
FIDDLERS WALK PB 5/237

MCKINNEY MATTHEW W & REBECCA CLAIR
94117 FIDDLERS WALK LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-507F-0027-0000

BUILDING CHARACTERISTICS

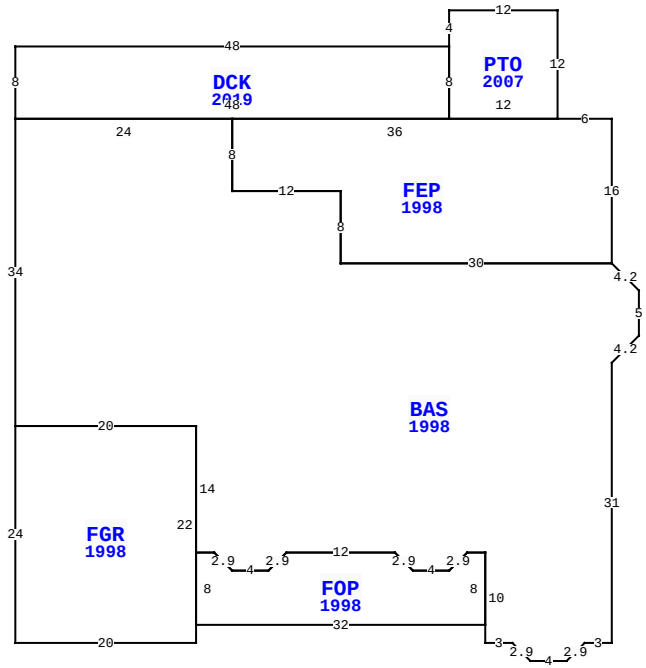
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	2,512	283,912
DCK	384	10	38	4,294
FEP	576	80	461	52,103
FGR	480	55	264	29,838
FOP	232	30	70	7,912
PTO	144	5	7	792
TOTALS	4,328		3,352	378,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,352	103.0400	128.80	431,738	1998	1998	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2020 Heated Area: 2512 HX Base Yr 2020



94117 FIDDLERS WALK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,850
TOTAL MARKET OB/XF VALUE		9,688
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		483,538
SOH/AGL Deduction		138,810
ASSESSED VALUE		344,728
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,728
TOTAL JUST VALUE		483,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109280	REPAIR/RRF	25,790	09/01/2021
983004	NEW CONSTR	145,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/1062	7/28/2016	WD	Q	I	01	305,000
GRANTOR: FANT ROBERT B & ALICE						
GRANTEE: MCKINNEY MATTHEW W						
1977/0950	4/29/2015	WD	Q	I	01	293,000
GRANTOR: LUSSIER KEVIN M & BRI						
GRANTEE: FANT ROBERT B & ALI						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1998] W6 PTO=[YR=2007] N12 W12 S4 DCK=[YR=2019] W48 S8 E48 N8$ S8 E12 $ W36 BAS=[YR=1998] W24 S34 FGR=[YR=1998] S24 E20 N2 FOP=[YR=1998] E32N8 W2 D2 L2 W4 U2 L2 W12 D2 L2 W4 L2 U2 W2 S8$ N22 W20$ E20 S14 E2 D2 R2 E4 R2 U2 E12 R2 D2 E4 R2 U2 E2 S10 E3 R2 D2 E4 R2 U2 E3 N31 R3 U3 N5 L3 U3 W30 N8 W12 N8$ S8 E12 S8 E30 N16$.

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	0810	CONCRETE A	0	100	54	4	216.00	SF	6.50	6.50	100	1998	1998	3	75	1,053	
2	0811	CONCRETE B	0	100	0	0	1,494.00	SF	5.20	5.20	100	1998	1998	3	75	5,827	
3	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2017	2017	3	78	2,808	

LAND DESCRIPTION

TOTAL OB/XF 9,688

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	95,000.00	95,000.00	95,000							

REVIEW DATE 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS