

S-34 OF LOT 82
SUB PT OF SEC 4 PB 0/59
IN OR 1072/1512

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

2025

00-00-30-0050-000B-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	104,384
FCP	216	25	1993	54	5,499
FOP	120	30	1993	36	3,666
FST	63	55	1993	35	3,564

TOTALS	1,424			1,150	117,115
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	561.00	UT	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0811	CONCRETE B	0	0	17	11	187.00	SF	5.20
4	0825	BRICK	0	0	15	3	45.00	SF	12.50
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	13.20
6	1242	WD DECK A	0	0	12	12	144.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	85.00	150.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,150	116.0700	153.21	176,192	1973	1973	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 1025									
HX Base Yr									

BLD DATE	01/23/2009	DJ	LGL DATE	
XF DATE			LAND DATE	04/28/2025
INC DATE			AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	30	1,094	
100	1980	1980	3	44	1,540	
100	1986	1986	3	47	457	
100	1986	1986	3	81	456	
100	1998	1998	3	20	634	
100	2013	2013	3	55	792	

TOTAL OB/XF									
4,973									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		117,115	
TOTAL LAND VALUE - MARKET		4,973	
TOTAL MARKET VALUE		215,000	
SOH/AGL Deduction		118,734	
ASSESSED VALUE		218,354	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		218,354	
TOTAL JUST VALUE		337,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20925	ELEC OTHER	0	06/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1072/1512	8/05/2002	WD	Q	I	
GRANTOR: MILLER PETER A & KARE					SALE PRICE
GRANTEE: FISCHER FRANK & LUZ					97,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W41 S7 FCP=[YR=1993] W3 FST=[YR=1993] N7 W9 S7 E9\$ W9 S18 E12 N18\$ S18 E17 FOP=[YR=1993] S6 E20 N6 W20\$ E24 N25\$.					