

FIDLER KENT E & DEBORA A
99071 VERBENA LN
FERNANDINA BEACH, FL 32034-7781

00-00-31-1240-0003-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100	1993	986	92,285
FOP	68	30	1993	20	1,872
STP	32	10	1993	3	281
TOTALS	1,086			1,009	94,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,009	113.8860	113.89	114,915	1974	1985	0	0	0	17.82	82.18

1 SINGLE FAM - 0% - 0
Heated Area: 986
HX Base Yr

Diagram showing lot dimensions and area calculations:

LOT DIMENSIONS:
Top: 8
Left: 26
Right: 29
Bottom: 17
Total Length: 29
Total Width: 17
Area: 26 x 17 = 442

STP 1993
BAS 1993
FOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		94,437	
TOTAL MARKET OB/XF VALUE		1,067	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		275,504	
SOH/AGL Deduction		65,061	
ASSESSED VALUE		210,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		210,443	
TOTAL JUST VALUE		275,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,129	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
0767/0333	8/01/1996	WD Q	I		01	15,000

GRANTOR:FIDLER DEBORA DEE RUS
GRANTEE:FIDLER KENT E & DEO
0447/0489 3/01/1985 QC U I 32,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 STP=[YR=1993] N4W8S4E8\$ W26S29 E17 FOP=[YR=1993] S4E17N4W17\$ E17 N29\$.

LAND DESCRIPTION

TOTAL OB/XF 1,067

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	0	00006	R-1	70.00	117.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS