

BLOCK 245 SUB D OF LOT 10
REPLAT OF BLOCK 245 PB 2/54
IN OR 1053/252

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

2025

00-00-31-1800-0245-10D0



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

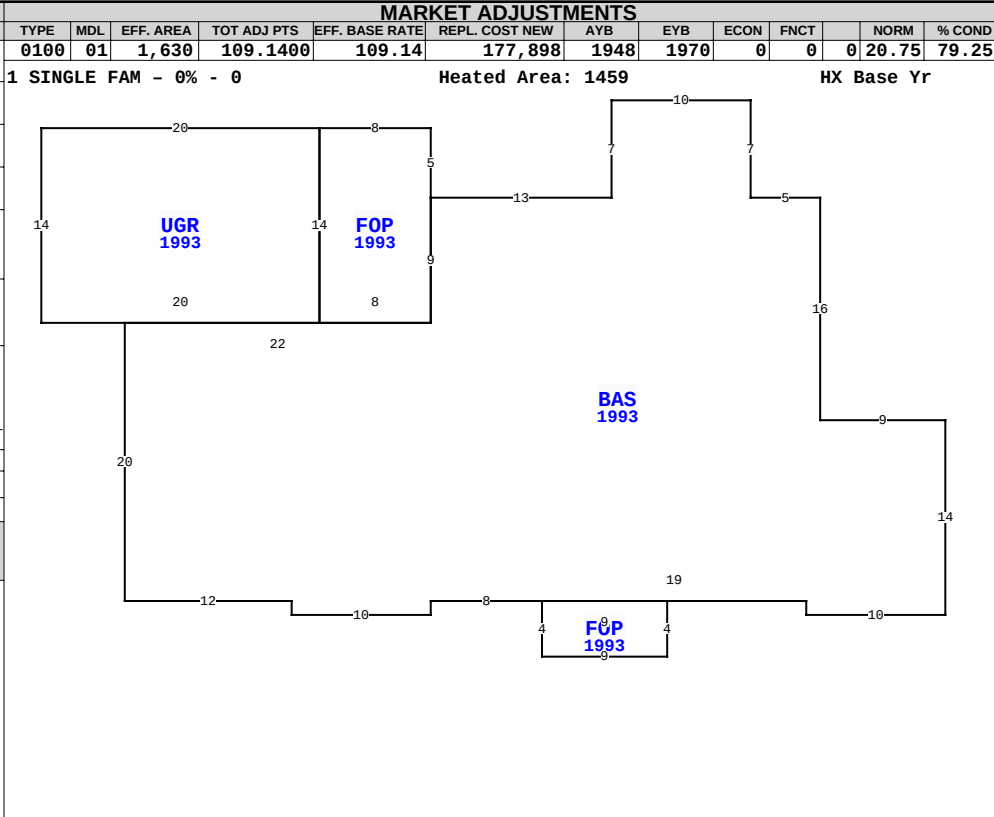
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1993	1,459	126,194
FOP	36	30	1993	11	952
FOP	112	30	1993	34	2,941
UGR	280	45	1993	126	10,898

TOTALS	1,887			1,630	140,984
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0835	QUARY TILE	0	0	3	5	15.00	SF	20.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	0	3	20	60.00	SF	6.50

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	0006	R-2	86.00	100.00	1.00



203 N 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0835	QUARY TILE	0	0	3	5	15.00	SF	20.00	20.00	100	1975	1975	3	25	75	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1948	1948	3	20	700	
3	0810	CONCRETE A	0	0	3	20	60.00	SF	6.50	6.50	100	1948	1948	3	20	78	

TOTAL OB/XF										853							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0006	R-2	86.00	100.00	1.00	LT		1.00	1.00	0.90	180,000.00	162,000.00	162,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		140,984	
TOTAL MARKET OB/XF VALUE		853	
TOTAL LAND VALUE - MARKET		162,000	
TOTAL MARKET VALUE		303,837	
SOH/AGL Deduction		42,051	
ASSESSED VALUE		261,786	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,786	
TOTAL JUST VALUE		303,837	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,709	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6797	REPAIR/RRF	2,840	11/04/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1053/0252	5/01/2002	WD	Q	I		121,000	
GRANTOR: SPRINGER ROBERT H JR							
GRANTEE: FISCHER FRANK C & L							
0786/1969	3/12/1997	WD	Q	I		66,000	
GRANTOR: MOTTAYAW JACOB C JR &							
GRANTEE: SPRINGER ROBERT H J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N7 W10 S7 W13 FOP=[YR=1993] N5 W8									
UGR=[YR=1993] W20 S14 E20 N14\$ S14 E8 N9\$ S9 W22 S20 E12 S1									
E10 N1 E8 FOP=[YR=1993] S4 E9 N4 W9\$ E19 S1 E10 N14 W9 N16\$.									