

LOT 8 & E 17.33FT LOT 7
& DOCK ESMT
RGTS PR OR 1066/1545 (EX

FISCHER KENNETH & BARBARA REV LIVING TRUST/FISCHER
161 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00TP-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	17	PRECAST CN 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	62	15	2007	9	3,198
BAL	74	15	2007	11	3,909
BAL	75	15	2007	11	3,909
BAS	1,217	100	2007	1,217	432,415
FGR	638	55	2007	351	124,715
FOP	44	30	2007	13	4,619
FOP	110	30	2007	33	11,726
FOP	170	30	2007	51	18,121
FOP	300	30	2007	90	31,978
FOP	300	30	2007	90	31,978

TOTALS	7,656			6,054	151,063
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0812	CONCRETE C
3	1126	CB/STC 8"
4	0861	POOL GUNIT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	6,054	245.7745	388.32	2,350,889	2007	2007	0	0	8.50	91.50
1 SFR CUST - 100% - 2023											
Heated Area: 5172											
HX Base Yr 2023											
F50 2007 FOP 2007 FSP 2007 FGR 2007 BAS 2007 FUS 2007 BAL 2007 FOP 2007 FUS 2007 BAL 2007											

** This building has 17 Sub-Areas	BLD DATE 01/07/2008	DJ	LGL DATE	04/08/2024	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00	100	2007	2007	3	90	3,150
2	0812	CONCRETE C	0	100	0	0	2,245.00	SF 4.00	4.00	100	2007	2007	3	87	7,813
3	1126	CB/STC 8"	0	100	112	0	448.00	SF 8.00	8.00	100	2007	2007	3	87	3,118
4	0861	POOL GUNIT	0	100	0	0	116.00	SF 170.00	170.00	100	2007	2007	3	44	8,677

TOTAL OB/XF 22,758															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						2,151,063					
TOTAL MARKET OB/XF VALUE						22,758					
TOTAL LAND VALUE - MARKET						800,000					
TOTAL MARKET VALUE						2,973,821					
SOH/AGL Deduction						479,102					
ASSESSED VALUE						2,494,719					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						2,443,997					
TOTAL JUST VALUE						2,973,821					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						2,531,995					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18714	SWIM POOL	26,964	10/01/2006
M12137	MECH OTHER	0	10/01/2006
R09682	REPAIR/RRF	35,000	09/01/2006
E17804	ELEC OTHER	1,900	08/01/2006
P11032	OTHER	0	04/01/2006
C17210	CO ISSUED	0	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2588/1244	8/31/2022	WD	Q	I	01	2,950,000	
GRANTOR: HEARD WILLIAM C & KAY							
GRANTEE: FISCHER KENNETH & B							
1950/0325	12/01/2014	SW	U	I	12	1,275,000	
GRANTOR: CITIZENS STATE BANK							
GRANTEE: HEARD WILLIAM C & K							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2007] W15 FOP=[YR=2007] N2 W30 PTO=[YR=2007] W3 S5 E3 N5\$ S10 BAS=[YR=2007] S13 FGR=[YR=2007] S24 FOP=[YR=2007] S4 E11 N4 W11\$ E11 S10 FOP=[YR=2007] S5 E25 STP=[YR=2007] S6 E8 N6 W8\$ E9 N5 W34\$ E11 N34 W22\$ E22 S34 E23 N37 W15 N10 W30\$ E30 N8\$ S18 E15 N18\$ PTR=E15 FOP=[YR=2007] S10 FUS=[YR=2007] S40 E11 S11 BAL=[YR=2007] S3 E19 N3 FOP=[YR=2007] E6 UOP=[YR=2007] S6 E8 N6 W8\$ E9 N5 W22 S5 E7\$ W10 N1 W5 S1 W4\$ E4 N1 E5 S1 E3 N5 E22 N8 W16 S4 E9 N4 E7 N46 W15 S8 W30\$ E30 N10 W30\$ W15\$ PTR=E75 FOP=[YR=2007] S11 FUS=[YR=2007] S19 E11 S25 BAL=[YR=2007] S7 E11 N4 W1 N3 W10\$ E10 S3 E1 S4 E8 BAL=[YR=2007] E15 N5 W15 S5\$ N5 E15 N8 W15 S4 E9 N4 E6 N32 W15 N6 W30\$ E30 N11											