IN OR 1210/1044
R108068 & R108069

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

2025

32-2N-28-0000-0022-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1993	1,566	40,816
DCK	348	15	1993	52	1,355
UOP	80	25	1993	20	521
TOTALS	1,994			1,638	42,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,638	108.6000	86.88	142,309	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1566 HX Base Yr

95081 DIRT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	42,693
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	229,000
TOTAL MARKET VALUE	273,496
SOH/AGL Deduction	129,840
ASSESSED VALUE	143,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,656
TOTAL JUST VALUE	273,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/1044	2/25/2004	WD	Q	I		62,900
GRANTOR: GALLONI RICHARD J & J						
GRANTEE: FISCHER FRANK & LUZ						
0940/0102	7/11/2000	CT	U	I	14	65,300
GRANTOR: CLERK OF COURT						
GRANTEE: GALLONI RICHARD & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 DCK=[YR=1993] N12 W26 S6 W6 S6 E32 $ W40 S27 E22 UOP=[YR=1993] S8 E10 N8 W10 $ E36 N27 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	RES	0	0007	OR	0.00	0.00	2.29	AC		1.00	1.00	1.00	100,000.00	100,000.00	229,000							

REVIEW DATE 07/08/2020 BY KWA Total Acres: 2.29 Total Land Value: 229,000 Market: 0 Agricultural: 0 Common: 229,000 PRINTED 07/30/2025 BY SYS