LOT 203 (EX S-1)
IN OR 2139/384
PINEY ISLAND 1 PB 4/69

TILLY VERDIE M
91006 FIDDLER DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0203-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

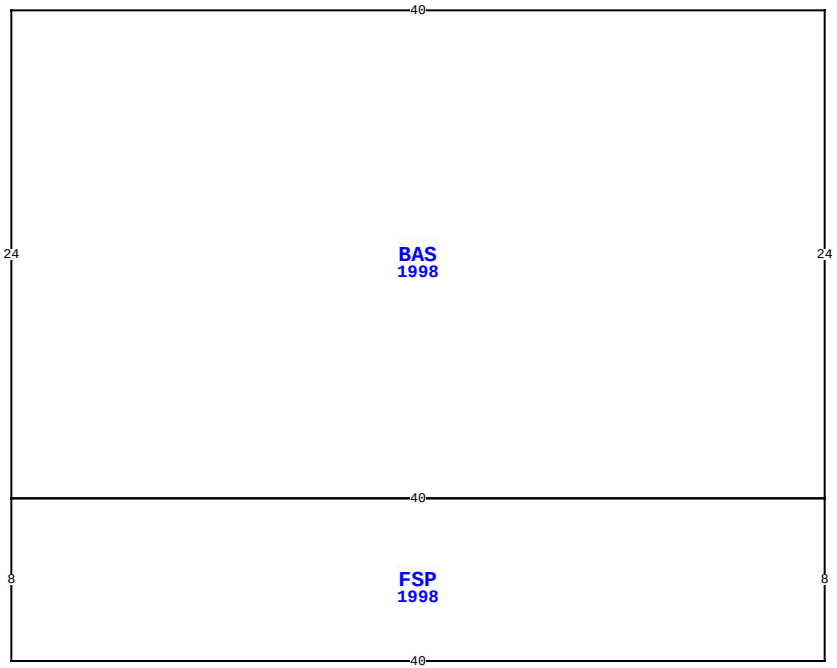
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1998	960	131,293
FSP	320	40	1998	128	17,506
TOTALS	1,280			1,088	148,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,088	119.0910	157.20	171,034	1998	1998	0	0	0	13.00	87.00

2 SNGL FAM – 0% - 0 Heated Area: 960 HX Base Yr



FIDDLER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	148,800
TOTAL MARKET OB/XF VALUE	1,155
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	309,955
SOH/AGL Deduction	80,299
ASSESSED VALUE	229,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,656
TOTAL JUST VALUE	309,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104809	ROOF	14,000	04/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2139/0384	12/22/2012	QC	U	I	11	100
GRANTOR: MUSIC BLAKLY J						
GRANTEE: TILLY VERDIE M						
1830/1723	12/19/2012	QC	U	I	11	100
GRANTOR: TILLY VERDIE M & FORE						
GRANTEE: MUSIC BLAKLY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S24 FSP=[YR=1998] S8 E40 N8 W40$ E40 N24$.

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	0855	CONC PAVER	0	0	0	0	150.00	SF	10.00	10.00	100	2000	2000	3	77	1,155	

LAND DESCRIPTION

TOTAL OB/XF 1,155

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 06/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS