

LOT 207
IN OR 1933/1099
ESMT IN OR 819/1719

HARRIMAN ALAN & RUTH
91063 FIDDLER DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0207-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	12	CEDAR 100	0900	01	2,335	124.2003	163.94	382,800	1985	1985	0	0	0	19.50	80.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1999													Heated Area: 1866													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999													
Interior Wall	06	CUST PANEL 70																											
Interior Wall	05	DRYWALL 30																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC		4016.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,866	100	1993	1,866	246,259																								
FGR	528	55	1993	290	38,272																								
FOP	68	30	1993	20	2,640																								
FSP	214	40	1993	86	11,350																								
FST	132	55	1993	73	9,634																								
TOTALS	2,808			2,335	308,154																								
EXTRA FEATURES					91063 FIDDLER DR, FERNANDINA BEACH																								
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	0811	CONCRETE B	0	100	0	0	2,479.00	SF	3.64	3.64	100	1985	1985	3	44	3,970													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960													
3	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20	5.20	100	1995	1995	3	68	4,243													
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1998	1998	3	73	152													
5	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2001	2001	3	20	900													
TOTAL OB/XF 11,225																													
LAND DESCRIPTION																													
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	100		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 03/03/2023 BY TW Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/30/2025 BY SYS																													