

S-34 OF LOT 82
SUB PT OF SEC 4 PB 0/59
IN OR 2862/488

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

2026

00-00-30-0050-000B-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	109,064
FCP	216	25	1993	54	5,746
FOP	120	30	1993	36	3,830
FST	63	55	1993	35	3,724

TOTALS	1,424			1,150	122,364
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	13.20
6	1242	WD DECK A	0	0	12	12	144.00	SF	10.00

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		RSF-2	85.00	150.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,150	116.0700	161.34	185,541	1973	1973	0	0	34.05	65.95
1 SNGL FAM 0% - 0											
Heated Area: 1025 HX Base Yr											

862 CURNUTTE DR, FERNANDINA BEACH	BLD DATE 01/23/2009	DJ	LGL DATE	04/21/2026	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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	13.20	13.20	100	1998	1998	3	20	634	
6	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2013	2013	3	50	720	

TOTAL OB/XF													2,824	
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		
	RSF-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000.00		
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Total Acres: 0.00	Total Land Value: 220,000	Market: 0	Agricultural: 0	Common: 220,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				122,364	
TOTAL MARKET OB/XF VALUE				2,824	
TOTAL LAND VALUE - MARKET				220,000	
TOTAL MARKET VALUE				345,188	
SOH/AGL Deduction				104,999	
ASSESSED VALUE				240,189	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				240,189	
TOTAL JUST VALUE				345,188	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				337,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20925	ELEC OTHER	0	06/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2862/488	4/16/2026	QC	U	I	11	6,500	
GRANTOR: JACKSON JENNY							
GRANTEE: FISCHER FRANK & LUZ							
1072/1512	8/05/2002	WD	Q	I		97,500	
GRANTOR: MILLER PETER A & KARE							
GRANTEE: FISCHER FRANK & LUZ							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W41 S7 FCP=[YR=1993] W3 FST=[YR=1993] N7 W9 S7 E9\$ W9 S18 E12 N18\$ S18 E17 FOP=[YR=1993] S6 E20 N6 W20\$ E24 N25\$.									