

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

40-2N-28-0000-0052-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY																						
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD							
Exterior Wall		05	0100		01	1,467	115.1580	120.92	177,390	1960	1990	0	0	0	16.00	84.00	Tax Group: 4								Tax Dist:							
Roof Structure		03	03		1 SINGLE FAM 0% - 0												Heated Area: 1376								HX Base Yr							
Roof Cover		03	03		COMP SHNGL 100												FST 2005								FOP 2005							
Interior Wall		05	05		DRYWALL 100												DCK 2005								BAS 1993							
Interior Floor		14	14		CARPET 70																											
Interior Floor		11	11		CLAY TILE 30																											
Air Condition		03	03		CENTRAL 100																											
Heating Type		04	04		AIR DUCTED 100																											
Bedrooms					3 100																											
Bathrooms					2 100																											
Frame		02	02		WOOD FRAME 100																											
Stories		1.	1.		1. 100																											
Units		0	0		0 100																											
BUD8 Adjustme		04	04		DIST 01 100																											
Occupancy		00	00		NONE 100																											
Quality		03	03		Quality Level 03																											
DOR CODE		0100	0100		SINGLE FAMILY																											
MAP NUM					MKT AREA												04															
NEIGHBORHOOD/LOC		4005.00	4005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,232	100	1993	1,232	125,137																											
BAS	144	100	2005	144	14,626																											
DCK	30	10	2005	3	305																											
FOP	25	30	2005	8	812																											
FOP	140	30	2005	42	4,266																											
FST	70	55	2005	38	3,860																											
TOTALS		1,641			1,467	149,008																										
EXTRA FEATURES					96008 NATHAN LN, FERNANDINA BEACH															BLD DATE 06/04/2015 KK					LGL DATE 05/09/2025 MLU							
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2015	2015	3	60	384																
4	0350	CARPORT WD	0	0	18	22	396.00	SF	13.00	13.00	100	2005	2005	3	21	1,081																
5	0940	SHEDS/PORT	0	0	22	12	264.00	SF	30.00	30.00	100	1980	1980	3	20	1,584																
LAND DESCRIPTION										TOTAL OB/XF 15,049																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	RSF-2	0.00	0.00	2.00	AC		1.00	1.00	0.95	100,000.00	95,000.00	190,000															

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