

LOT 27
IN OR 2062/1062
FIDDLERS WALK PB 5/237

MCKINNEY MATTHEW W & REBECCA CLAIR
94117 FIDDLERS WALK LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-507F-0027-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structur		08	IRREGULAR 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 80		
Interior Floo		12	HARDWOOD 20		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,512	100	1998	2,512	312,121
DCK	384	10	2019	38	4,722
FEP	576	80	1998	461	57,280
FGR	480	55	1998	264	32,803
FOP	232	30	1998	70	8,698
PTO	144	5	2007	7	870
TOTALS	4,328			3,352	416,493

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,352	103.0400	143.23	480,107	1998	1998	0	0	0 13.25	86.75

1 SNGL FAM 100% - 2020

Heated Area: 2512

HX Base Yr 2020

Floor plan diagram showing various rooms and their dimensions. Rooms are labeled with codes and years: DCK 2019, PTO 2007, FEP 1998, BAS 1998, FGR 1998, FOP 1998. Dimensions are provided for each room and the overall layout.

BLD DATE	LGL DATE
XF DATE	LAND DATE

05/06/2025

MLU