LOT 3
IN OR 611/75
FOREST OAKS PB 5/64

BELDEN JOSEPH D & MARY E
835 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0252-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

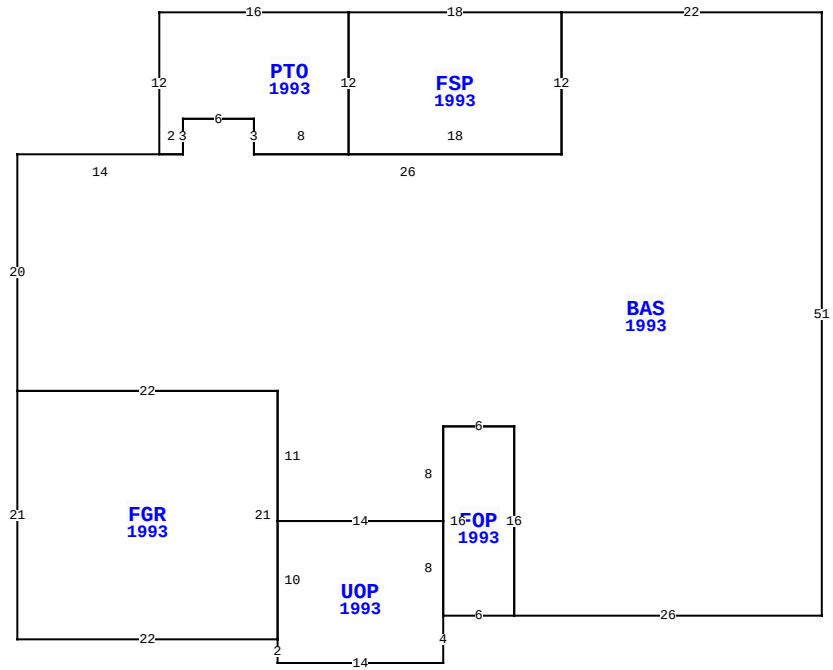
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,308	100	2,308	287,013
FGR	462	55	254	31,586
FOP	96	30	29	3,606
FSP	216	40	86	10,694
PTO	174	5	9	1,120
UOP	168	20	34	4,228
TOTALS	3,424		2,720	338,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,720	104.4480	148.84	404,845	1987	1987	0	0	0	16.45	83.55

1 SFR CUST – 100% - 1991 Heated Area: 2308 HX Base Yr 1991



835 FOUNTAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		338,248
TOTAL MARKET OB/XF VALUE		5,057
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		463,305
SOH/AGL Deduction		288,547
ASSESSED VALUE		174,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,758
TOTAL JUST VALUE		463,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225906	REPL DW/PATIO	1,700	04/01/2012
B4282	N/A	81,000	08/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0611/0075	10/30/1990	WD	Q	I		136,500

GRANTOR: DAVID NORMAN & CATHY
GRANTEE: BELDEN JOE & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] W18 PTO=[YR=1993] W16 S12 E2 N3 E6 S3 E8 N12 $ S12 E18 N12 $ S12 W26 N3 W6 S3 W14 S20 FGR=[YR=1993] S21 E22 UOP=[YR=1993] S2 E14 N4 FOP=[YR=1993] E6 N16 W6 S16 $ N8 W14 S10 $ N21 W22 $ E22 S11 E14 N8 E6S16 E26 N51 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,292.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,817	

LAND DESCRIPTION

TOTAL OB/XF 5,057

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 02/23/2017 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS