



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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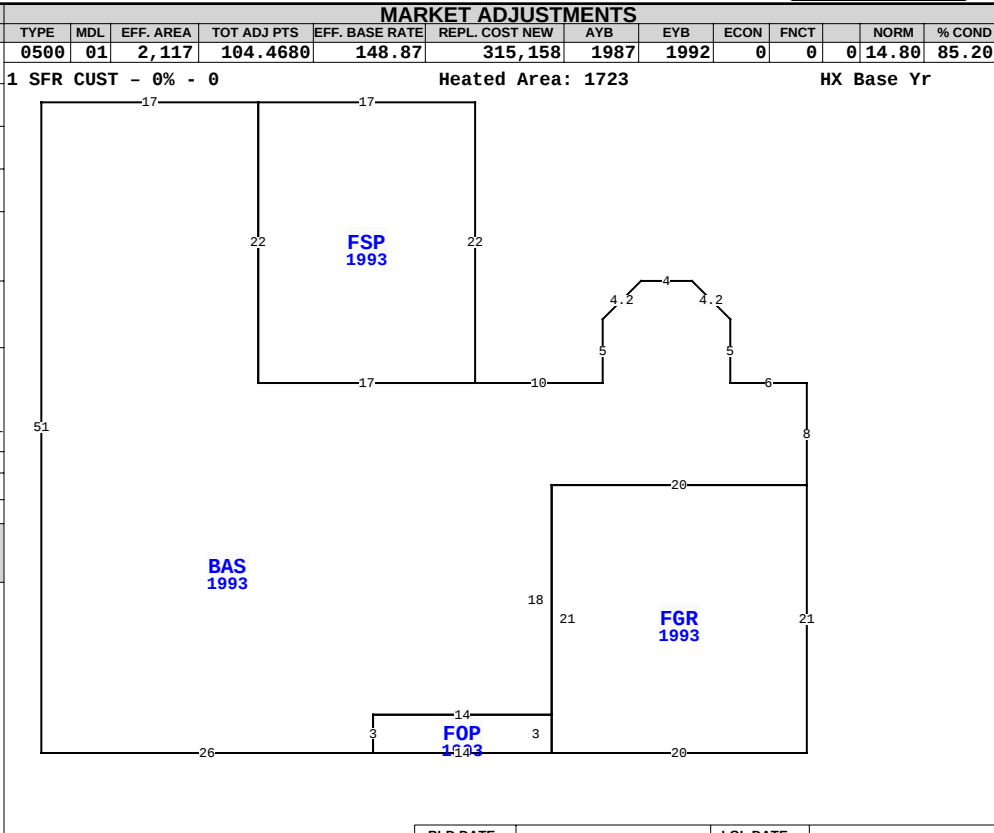
NEIGHBORHOOD/LOC	2028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	1,723	218,541
FGR	420	55	231	29,299
FOP	42	30	13	1,649
FSP	374	40	150	19,026

TOTALS	2,559		2,117	268,515
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	0	0	0	1,876.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT	



859 FOUNTAIN DR, FERNANDINA BEACH											
TOTAL OB/XF 6,868											

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	OB/XF MKT VALUE	NOTES				
						2,240					
						538					
						4,090					

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						268,515					
TOTAL MARKET OB/XF VALUE						6,868					
TOTAL LAND VALUE - MARKET						120,000					
TOTAL MARKET VALUE						395,383					
SOH/AGL Deduction						83,144					
ASSESSED VALUE						312,239					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						312,239					
TOTAL JUST VALUE						395,383					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						329,387					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214956	REPAIR/RRF	0	05/01/2021
6237	REMODEL	2,130	01/19/1990
3793	N/A	51,000	12/30/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2307/1205	9/25/2019	QC	U	I	11	100	
GRANTOR: SPENCER DAVID M & YLV							
GRANTEE: ROGLER YLVA S LIVIN							
2035/0792	3/18/2016	WD	Q	I	01	274,000	
GRANTOR: STUBBS WILLIAM CONNER							
GRANTEE: SPENCER DAVID M & Y							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 N5 U3 L3 W4 L3 D3 S5 W10 FSP=[YR=1993] N22 W17 S22 E17\$ W17 N22 W17 S51 E26 FOP=[YR=1993] E14											
FGR=[YR=1993] E20 N21 W20 S21\$ N3 W14 S3\$ N3 E14 N18 E20 N8\$.											