

LOT 6
FOREST OAKS PB 5/64

ROBERTSON ELLEN & JAMES
889 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0252-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 70	0500	01	1,874	109.5640	156.13	292,588	1988	1988	0	0	0	16.13	83.87	STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SFR CUST - 100% - 1994													Heated Area: 1591													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1994													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	11	CLAY TILE 30																											
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													
NEIGHBORHOOD/LOC	2028.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,591	100	1,591	208,336																									
FGR	509	55	280	36,665																									
FOP	10	30	3	393																									
TOTALS			2,110	1,874	245,394																								
EXTRA FEATURES			889 FOUNTAIN DR, FERNANDINA BEACH																										
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	0812	CONCRETE C	0	100	0	0	1,411.00	SF	4.00	4.00	100	1988	1988	3	57	3,217													
2	0810	CONCRETE A	0	100	65	4	260.00	SF	6.50	6.50	100	1988	1988	3	57	963													
3	0861	POOL GUNIT	0	100	32	16	495.00	SF	85.00	85.00	100	1988	1988	3	20	8,415													
4	0845	KOOL DECK	0	100	0	0	1,025.00	SF	7.25	7.25	100	1988	1988	3	57	4,236													
5	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1988	1988	3	57	519													
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310													
TOTAL OB/XF 19,660																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 10/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																													