LOT 9
IN OR 2199/364
FOREST OAKS PB 5/64

LEMING ELLEN R
890 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0252-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

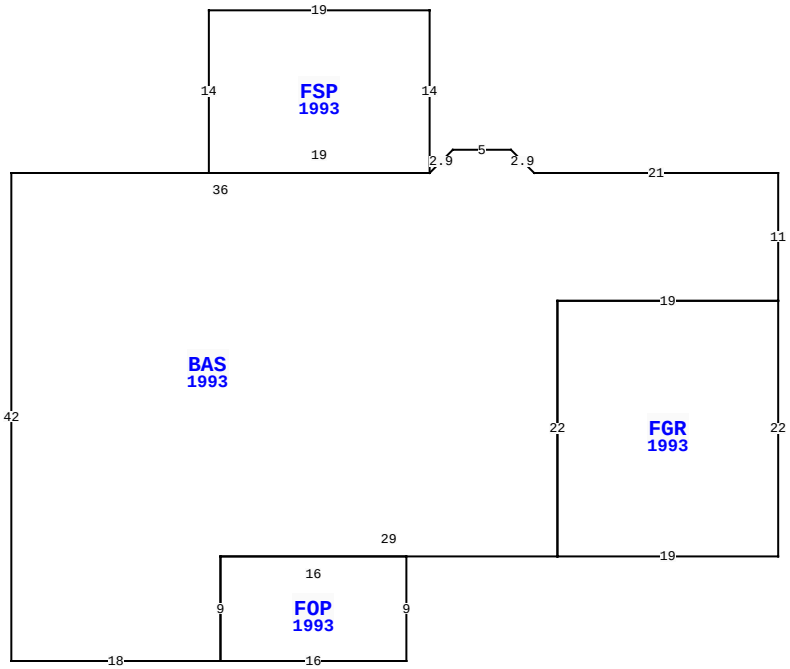
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,936	100	1,936	255,558
FGR	418	55	230	30,361
FOP	144	30	43	5,676
FSP	266	40	106	13,992
TOTALS	2,764		2,315	305,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,315	110.4460	157.39	364,358	1988	1988	0	0	0	16.13	83.87

1 SFR CUST – 100% - 1998 Heated Area: 1936 HX Base Yr 1998



890 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		367,392
TOTAL MARKET OB/XF VALUE		22,202
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		509,594
SOH/AGL Deduction		261,044
ASSESSED VALUE		248,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,550
TOTAL JUST VALUE		509,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7427	SWIM POOL	11,000	07/31/1991
7319	ADDITION	15,700	06/19/1991
4758	NEW CONSTR	68,465	03/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2199/0364	5/20/2018	QC	U	I	11	100
GRANTOR: LEMING RUDY R						
GRANTEE: LEMING ELLEN R						
0798/1223	7/07/1997	WD	Q	I		169,000
GRANTOR: TOLLISON ROBERT F & D						
GRANTEE: LEMING RUDY R & ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 L2 U2 W5 D2 L2 FSP=[YR=1993] N14 W19 S14 E19$ W36 S42 E18 FOP=[YR=1993] E16 N9 W16 S9$ N9 E29 FGR=[YR=1993] E19 N22 W19 S22 $ N22 E19 N11$.

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	0812	CONCRETE C	0	100	0	0	2,598.00	SF	4.00	4.00	100	1988	1988	3	57	5,923	
2	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50	6.50	100	1988	1988	3	57	478	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0861	POOL GUNIT	0	100	39	14	546.00	SF	85.00	85.00	100	1991	1991	3	20	9,282	
5	0940	SHEDS/PORT	0	100	8	4	32.00	SF	30.00	30.00	100	1988	1988	3	20	192	
6	0845	KOOL DECK	0	100	0	0	592.00	SF	7.25	7.25	100	1991	1991	3	64	2,747	
7	0810	CONCRETE A	0	100	11	14	154.00	SF	6.50	6.50	100	1988	1988	3	57	571	
8	0810	CONCRETE A	0	100	14	12	168.00	SF	6.50	6.50	100	1991	1991	3	64	699	

LAND DESCRIPTION

TOTAL OB/XF 22,202

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 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

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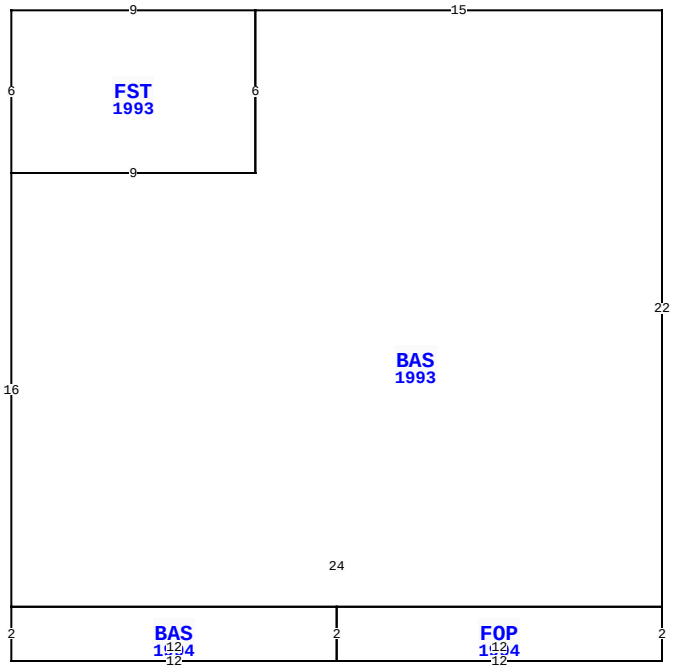
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	474	100	474	54,758
BAS	24	100	24	2,773
FOP	24	30	7	808
FST	54	55	30	3,465
TOTALS	576		535	61,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	535	114.4500	135.91	72,712	1991	1991	0	0	0	15.00	85.00

2 SNGL FAM – 0% - 1998 Heated Area: 498 HX Base Yr 1998



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NASSAU COUNTY PROPERTY

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GRANTOR: TOLLISON ROBERT F & D						
GRANTEE: LEMING RUDY R & ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FST=[YR=1993] W9 S6 E9 N6$ S6 W9 S16
BAS=[YR=1994] S2 E12 FOP=[YR=1994] E12 N2 W12 S2$ N2 W12$ E24 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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