

LOT 14
IN OR 1433/1499
FOREST OAKS PB 5/64

CUETO FRANCISCO & VIVIAN
822 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0252-0014-0000



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	PAGE 1 of 1																
Exterior Wall	12	CEDAR 80	0500	01	2,338	111.9160	159.48	372,864	1988	1988	0	0	0	19.00	81.00	VALUATION BY															
Exterior Wall	19	COMMON BRK 20	1 SFR CUST - 100% - 2008													Heated Area: 2024															
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2008															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	14	CARPET 80																													
Interior Floor	08	SHT VINYL 20																													
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	2,024	100	2,024	261,458																											
FGR	564	55	310	40,046																											
FOP	12	30	4	517																											
TOTALS			2,600	2,338	302,020																										
EXTRA FEATURES			822 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	1,618.00	SF	4.00	4.00	100	1988	1988	3	57	3,689															
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310															
3	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	1990	1990	3	20	8,160															
4	0845	KOOL DECK	0	100	0	0	921.00	SF	7.25	7.25	100	1990	1990	3	62	4,140															
5	0810	CONCRETE A	0	100	0	0	366.00	SF	6.50	6.50	100	1988	1988	3	57	1,356															
6	1242	WD DECK A	0	100	0	0	300.00	SF	10.00	10.00	100	2000	2000	3	20	600															
TOTAL OB/XF 20,255																															
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														
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																															

VALUATION SUMMARY

Tax Group: 8	Tax Dist:	STANDARD
BUILDING MARKET VALUE		302,020
TOTAL MARKET OB/XF VALUE		20,255
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		442,275
SOH/AGL Deduction		230,892
ASSESSED VALUE		211,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,383
TOTAL JUST VALUE		442,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,263

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/1499	8/01/2006	WD Q	I			335,000

GRANTOR: GRIFFIN PHILIP H & JA
GRANTEE: CUETO FRANCISCO & V
1433/1498 8/01/2006 WD U I 07 100
GRANTOR: LITZ ORORY P & SANDRA
GRANTEE: GRIFFIN PHILIP H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 W16 S4 W18 S12 W2 S11 E2 S12 E5 S2 E5 N2 E5 N4 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S3 D2 R2 E8 U2 R2 E4 FGR=[YR=1993] S22 E9 S2 E7 N2 E9 N22 W25\$ E25 N31\$.