LOT 15
IN OR 645 PG 927
FOREST OAKS PB 5/64

HAMMOND DAVID E & JUANITA R
812 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0252-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

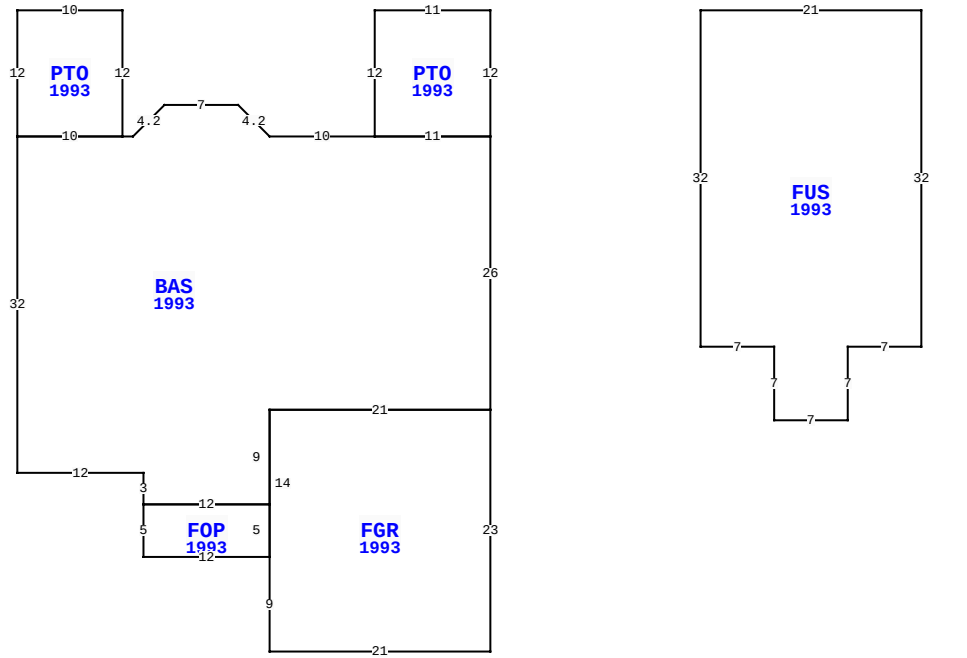
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,380	100	1,380	176,018
FGR	483	55	266	33,928
FOP	60	30	18	2,296
FUS	721	100	721	91,963
PTO	120	5	6	765
PTO	132	5	7	893
TOTALS	2,896		2,398	305,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,398	106.7220	152.08	364,688	1988	1988	0	0	0	16.13	83.87

1 SFR CUST – 100% - 1992 Heated Area: 2101 HX Base Yr 1992



812 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		305,864
TOTAL MARKET OB/XF VALUE		3,955
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		429,819
SOH/AGL Deduction		247,717
ASSESSED VALUE		182,102
TOTAL EXEMPTION VALUE	HX HB VX VP	105,841
BASE TAXABLE VALUE		76,261
TOTAL JUST VALUE		429,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010954	WINDOWS	7,190	12/08/2017
4972	NEW CONSTR	73,027	06/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0645/0927	1/03/1992	WD	Q	I		123,500
GRANTOR: HAGAN ROGER &BELINDA						
GRANTEE: HAMMOND DAVID & J R						
0545/0524	6/10/1988	WD	Q	V		25,000
GRANTOR: PATE P & HICKOX A						
GRANTEE: HAGAN ROGER & B L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 S12 BAS=[YR=1993] W10 U3 L3 W7 L3 D3 W1 PTO=[YR=1993] N12 W10 S12 E10$ W10 S32 E12 S3 FOP=[YR=1993] S5 E12 FGR=[YR=1993] S9 E21 N23 W21 S14$ N5 W12$ E12 N9 E21 N26 W11$ E11 N12$ PTR= E20 FUS=[YR=1993] E21 S32 W7 S7 W7 N7 W7N32$ W20$.

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	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1988	1988	3	57	311	
2	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	1988	1988	3	57	1,879	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
5	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1988	1988	3	57	178	
6	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1988	1988	3	57	267	

LAND DESCRIPTION

TOTAL OB/XF 3,955

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