



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02

NEIGHBORHOOD/LOC	2028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1,503	210,789
FGR	440	55	242	33,939
FOP	49	30	15	2,104
SFB	160	80	128	17,952

TOTALS	2,152		1,888	264,784
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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	0811	CONCRETE B	0	0	0	0	699.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	109.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	0	0	300.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	

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			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,888	112.7980	160.74	303,477	1996	1996	0	0	12.75	87.25
1 SFR CUST - 0% - 0 Heated Area: 1631 HX Base Yr											

1401 FOUNTAIN DR, FERNANDINA BEACH	BLD DATE	03/11/2008	DJ	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	264,784		
TOTAL MARKET OB/XF VALUE	4,376		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	389,160		
SOH/AGL Deduction	112,756		
ASSESSED VALUE	276,404		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	276,404		
TOTAL JUST VALUE	389,160		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,504		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602603	NEW CONSTR	71,000	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2585/0028	8/17/2022	QC U	I	11		100	
GRANTOR: WILHELM ROBERT O & DA							
GRANTEE: WILHELM ROBERT O &							
2084/0211	11/15/2016	FJ U	I	11		0	
GRANTOR: HOLLAND LYNN ELIZABET							
GRANTEE: WILHELM ROBERT O &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W10 SFB=[YR=2007] N10 W16 S10 E16\$ W38 S32 E3 S2 E8 N2 E3 FOP=[YR=1996] E14 FGR=[YR=1996] S22 E20 N22 W20\$ N4 W1 D2 L2 W4 U2 L2 N1 W5 S5\$ N5 E5 S1 R2 D2 E4 U2 R2 E1S4 E20 N32\$.											