LOT 6
FOREST OAKS PB 5/64

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

2024

00-00-30-0252-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

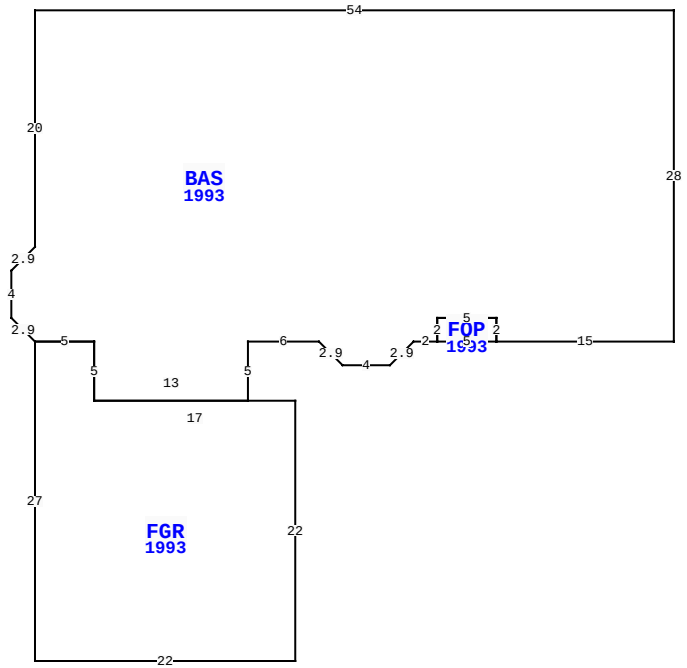
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	218,467
FGR	509	55	280	38,448
FOP	10	30	3	412
TOTALS	2,110		1,874	257,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,874	109.5640	164.35	307,992	1988	1988	0	0	0	16.45	83.55

1 SFR CUST – 100% - 1994 Heated Area: 1591 HX Base Yr 1994



889 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		257,327
TOTAL MARKET OB/XF VALUE		19,198
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		396,525
SOH/AGL Deduction		239,046
ASSESSED VALUE		157,479
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,479
TOTAL JUST VALUE		396,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4424	N/A	56,000	10/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0406	8/12/2021	QC	U	I	11	100
GRANTOR: ROBERTSON ELLEN						
GRANTEE: ROBERTSON ELLEN & J						
1955/0262	12/28/2014	QC	U	I	11	100
GRANTOR: ROBERTSON JAMES						
GRANTEE: ROBERTSON ELLEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S20 L2 D2 S4 D2 R2 FGR=[YR=1993] S27 E22 N22 W17 N5 W5$E5 S5 E13 N5 E6 D2 R2 E4 U2 R2 E2
FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E15 N28$.

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	1,411.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,076	
2	0810	CONCRETE A	0	100	65	4	260.00	SF	6.50	6.50	100	1988	1988	3	54.5	921	
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	54.5	4,050	
5	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1988	1988	3	54.5	496	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 19,198

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS