LOT 7
IN OR 1629/1771
FOREST OAKS PB 5/64

BUSICHIO GREGORY
895 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0252-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

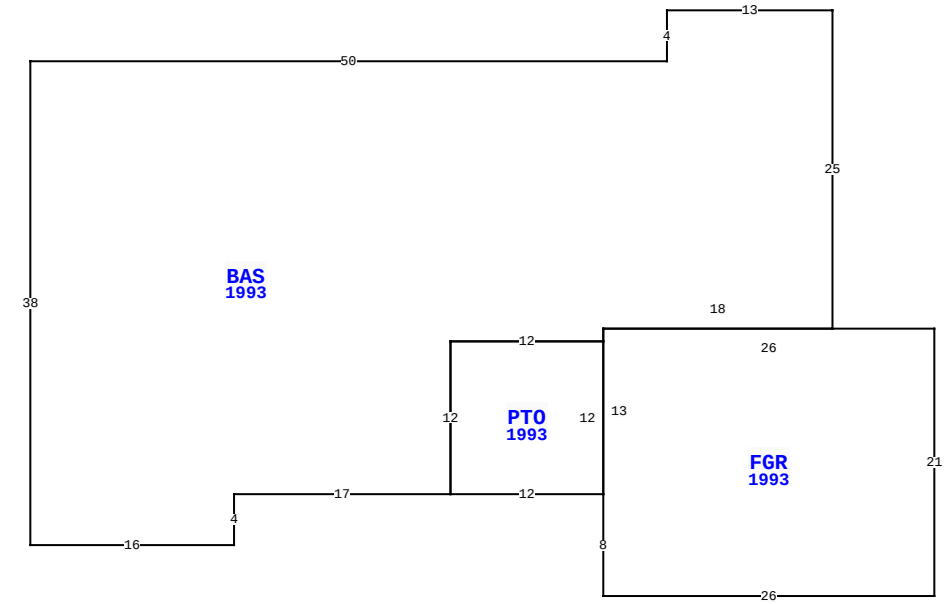
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,880	100	1,880	249,488
FGR	546	55	300	39,812
PTO	144	5	7	929
TOTALS	2,570		2,187	290,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,187	106.7220	160.08	350,095	1986	1986	0	0	0	17.10	82.90

1 SFR CUST – 100% - 2014 Heated Area: 1880 HX Base Yr 2014



895 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		290,229
TOTAL MARKET OB/XF VALUE		30,409
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		440,638
SOH/AGL Deduction		226,479
ASSESSED VALUE		214,159
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		114,159
TOTAL JUST VALUE		440,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1629/1771	7/14/2009	WD	Q	I	01	265,000
GRANTOR: SHAVER MARTIN C						
GRANTEE: BUSICHIO GREGORY						
0528/0417	10/07/1987	WD	Q	I		125,000
GRANTOR: WESTMORELAND BUDDY &						
GRANTEE: SHAVER PAUL & LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S4 W50 S38 E16 N4 E17 PTO=[YR=1993] E12 FGR=[YR=1993] S8 E26 N21 W26 S13$ N12 W12 S12$ N12 E12 N1 E18 N25$.

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	0855	CONC PAVER	0	100	0	0	144.00	SF	7.00	7.00	100	2014	2014	3	95	958	
2	0855	CONC PAVER	0	100	0	0	1,706.00	SF	7.00	7.00	100	2014	2014	3	95	11,345	
3	0861	POOL GUNIT	0	100	36	15	561.00	SF	85.00	85.00	100	1986	1986	3	20	9,537	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
5	0810	CONCRETE A	0	100	15	36	540.00	SF	6.50	6.50	100	2000	2000	3	79	2,773	
6	0845	KOOL DECK	0	100	0	0	686.00	SF	7.25	7.25	100	1986	1986	3	49.5	2,462	
7	0855	CONC PAVER	0	100	0	0	198.00	SF	7.00	7.00	100	2008	2008	3	89	1,234	

LAND DESCRIPTION

TOTAL OB/XF 30,409

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