

LOT 8
IN OR 651 PG 606
FOREST OAKS PB 5/64

WEBER JOHN V & KAREN A
896 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0252-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
------------------	---------

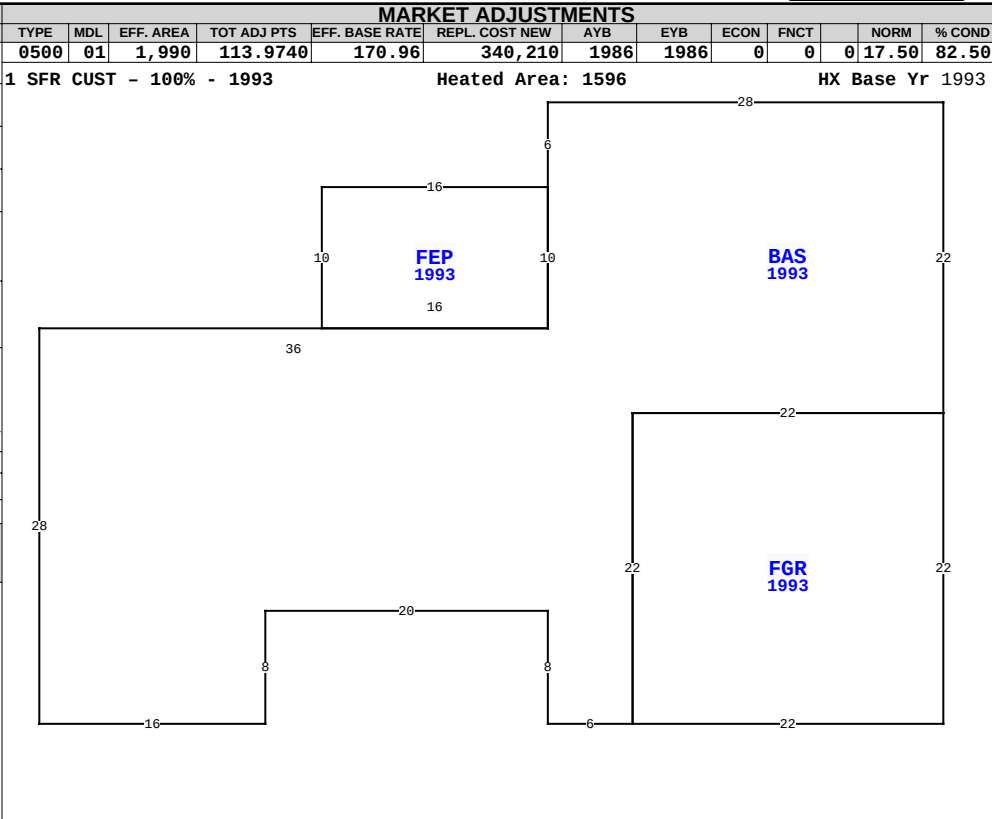
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	225,103
FEP	160	80	128	18,053
FGR	484	55	266	37,517

TOTALS	2,240	1,990	280,673
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	24	4	96.00	SF	5.20	
3	0811	CONCRETE B	0 100	50	17	872.00	SF	5.20	
4	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
-------------	------------	----	-----



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1986	1986	3	60	2,100	
100	1986	1986	3	49.5	247	
100	1986	1986	3	49.5	2,245	
100	1990	1990	3	20	288	

TOTAL OB/XF									
4,880									

Total Acres: 0.00	Total Land Value: 120,000	Market: 0	Agricultural: 0	Common: 120,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		280,673
TOTAL MARKET OB/XF VALUE		4,880
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		405,553
SOH/AGL Deduction		260,706
ASSESSED VALUE		144,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,847
TOTAL JUST VALUE		405,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993589	H/AC	2,500	03/01/1999
BP 3266	N/A	54,000	03/27/1986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M993589	H/AC	2,500	03/01/1999
BP 3266	N/A	54,000	03/27/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	U V	I I	RSN CD	SALE PRICE
0651/0606	3/11/1992	WD	Q	I			106,000
GRANTOR:DELILLE CRAIG & MARY							
GRANTEE:WEBER JOHN & KAREN							
0535/0900	1/28/1988	WD	Q	I			96,000
GRANTOR:COPE DAVID & LANITA							
GRANTEE:DELILLE CRAIG & MAR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S6 FEP=[YR=1993] W16 S10 E16 N10 \$ S10 W36 S28 E16 N8 E20 S8 E6 FGR=[YR=1993] E22 N22 W22 S22\$ N22 E22 N22\$.									