

LOT 9
IN OR 2199/364
FOREST OAKS PB 5/64

LEMING ELLEN R
890 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0252-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

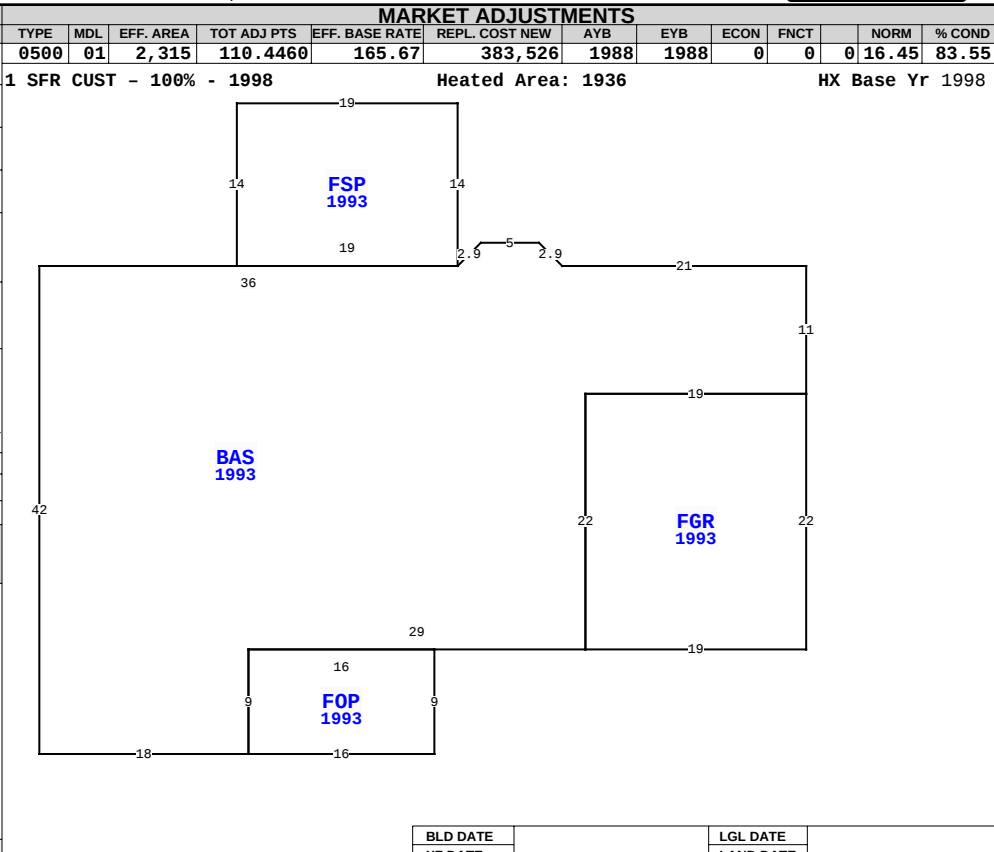
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	1,936	267,976
FGR	418	55	230	31,836
FOP	144	30	43	5,952
FSP	266	40	106	14,672
TOTALS	2,764		2,315	320,436

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,598.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	39	14	546.00	SF	85.00	85.00	
5	0940	SHEDS/PORT	0	100	8	4	32.00	SF	30.00	30.00	
6	0845	KOOL DECK	0	100	0	0	592.00	SF	7.25	7.25	
7	0810	CONCRETE A	0	100	11	14	154.00	SF	6.50	6.50	
8	0810	CONCRETE A	0	100	14	12	168.00	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	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	



TOTAL OB/XF 21,719											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,598.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
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890 FOUNTAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						385,381					
TOTAL MARKET OB/XF VALUE						21,719					
TOTAL LAND VALUE - MARKET						120,000					
TOTAL MARKET VALUE						527,020					
SOH/AGL Deduction						267,345					
ASSESSED VALUE						259,675					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						209,675					
TOTAL JUST VALUE						527,020					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						509,594					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7427	SWIM POOL	11,000	07/31/1991
7319	ADDITION	15,700	06/19/1991
4758	NEW CONSTR	68,465	03/22/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2199/0364	5/20/2018	QC	U	I	11	100	
GRANTOR: LEMING RUDY R							
GRANTEE: LEMING ELLEN R							
0798/1223	7/07/1997	WD	Q	I		169,000	
GRANTOR: TOLLISON ROBERT F & D							
GRANTEE: LEMING RUDY R & ELL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 L2 U2 W5 D2 L2 FSP=[YR=1993] N14 W19 S14 E19\$ W36 S42 E18 FOP=[YR=1993] E16 N9 W16 S9\$ N9 E29 FGR=[YR=1993] E19 N22 W19 S22 \$ N22 E19 N11\$.											

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