LOT 12
IN OR 1704/737
FOREST OAKS PB 5/64

COLLINS CHRISTOPHER J &/BEYCHOK CORI B
836 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0252-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

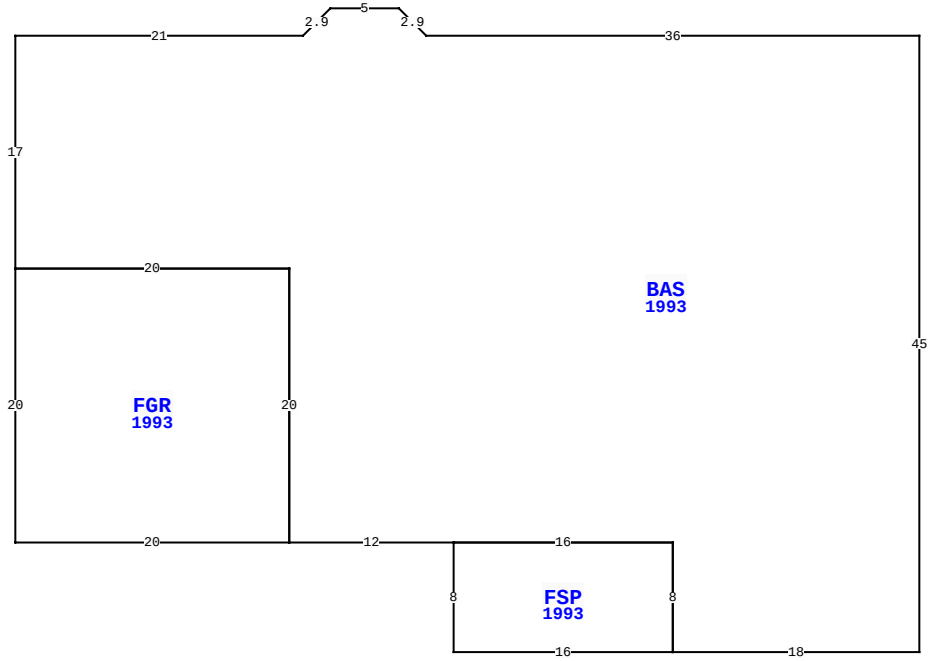
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,200	100	2,200	284,816
FGR	400	55	220	28,482
FSP	128	40	51	6,603
TOTALS	2,728		2,471	319,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,471	103.4880	155.23	383,573	1988	1988	0	0	0	16.60	83.40

1 SFR CUST – 100% - 2011 Heated Area: 2200 HX Base Yr 2011



836 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		319,900
TOTAL MARKET OB/XF VALUE		10,230
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		450,130
SOH/AGL Deduction		220,661
ASSESSED VALUE		229,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,469
TOTAL JUST VALUE		450,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1704/0737	10/08/2010	WD	Q	I	01	245,000
GRANTOR: COVAIS ANTHONY M & BA						
GRANTEE: COLLINS CHRISTOPHE						
0555/0773	10/26/1988	WD	Q	I		118,000
GRANTOR: NISSEN CHARLES J						
GRANTEE: COVAIS ANTHONY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 L2 U2 W5 D2 L2 W21 S17 FGR=[YR=1993] S20 E20 N20 W20 $ E20 S20 E12 FSP=[YR=1993] S8 E16 N8 W16 $ E16 S8 E18 N45 $.

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	1,270.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,769	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	1988	1988	3	20	48	
4	0756	FEP	0	100	0	0	288.00	SF	27.00	27.00	100	2004	2004	3	22	1,711	
5	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	1988	1988	3	54.5	220	
6	0855	CONC PAVER	0	100	0	0	377.00	SF	10.00	10.00	100	2005	2005	3	86	3,242	

LAND DESCRIPTION

TOTAL OB/XF 10,230

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