

CUETO FRANCISCO & VIVIAN
822 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0252-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

12 CEDAR 80

Exterior Wall

19 COMMON BRK 20

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floor

14 CARPET 80

Interior Floor

08 SHT VINYL 20

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame Stories Units

02 WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustm Occupancy

05 DIST 1A 100
00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA02

NEIGHBORHOOD/LOC

2028.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,0241002,024273,514

FGR5645531041,892

FOP12304540

TOTALS2,6002,338315,946

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,338111.9160167.87392,480198819880019.5080.50

1 SFR CUST - 100% - 2008Heated Area: 2024HX Base Yr 2008

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,618.00SF4.004.0010019881988354.53,527

20500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883642,240

30861POOL GUNIT01003215480.00SF85.0085.00100199019903208,160

40845KOOL DECK010000921.00SF7.257.2510019901990359.53,973

50810CONCRETE A010000366.00SF6.506.5010019881988354.51,297

61242WD DECK A010000300.00SF10.0010.0010020002000320600

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.00120,000.00120,000.00120,000

REVIEW DATE01/31/2024BYKBA

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE315,946

TOTAL MARKET OB/XF VALUE19,797

TOTAL LAND VALUE - MARKET120,000

TOTAL MARKET VALUE455,743

SOH/AGL Deduction238,019

ASSESSED VALUE217,724

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE167,724

TOTAL JUST VALUE455,743

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE442,275

PERMIT NUMDESCRIPTIONAMTISSUED

6430SWIM POOL7,00004/30/1990

4851NEW CONSTR65,93004/27/1988

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1433/14998/01/2006WDQI107335,000

GRANTOR: GRIFFIN PHILIP H & JA

GRANTEE: CUETO FRANCISCO & V

1433/14988/01/2006WDUI107100

GRANTOR: LITZ ORORY P & SANDRA

GRANTEE: GRIFFIN PHILIP H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 W16 S4 W18 S12 W2 S11 E2 S12 E5 S2 E5 N2 E5 N4 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S3 D2 R2 E8 U2 R2 E4 FGR=[YR=1993] S22 E9 S2 E7 N2 E9 N22 W25\$ E25 N31\$.