



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	16	WD FR STUC 100	0500	01	2,571	125.3040	187.96	483,245	2003	2003	0	0	0	10.00	90.00	VALUATION BY		STANDARD																				
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2024										Heated Area: 2079					HX Base Yr 2024					Tax Group: 8		Tax Dist:													
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										434,920															
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										40,122															
Interior Floor	11	CLAY TILE 50											TOTAL LAND VALUE - MARKET										120,000															
Interior Floor	14	CARPET 50											TOTAL MARKET VALUE										595,042															
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										0															
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										595,042															
Bedrooms	3	100											TOTAL EXEMPTION VALUE										HX HB 50,000															
Bathrooms	2	100											BASE TAXABLE VALUE										545,042															
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										595,042															
Stories	1.	1. 100											DOR CODE										NCON VALUE								0							
Units	0	100											MAP NUM										INCOME VALUE								0							
Occupancy	00	NONE 100											NEIGHBORHOOD/LOC										PREVIOUS YEAR MKT VALUE								576,954							
Quality													06	Quality Level 06																								
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	2,079	100	2,079	351,692																																		
FGR	548	55	301	50,918																																		
FOP	32	30	10	1,692																																		
FOP	36	30	11	1,861																																		
FOP	39	30	12	2,030																																		
FOP	337	30	101	17,086																																		
UOP	283	20	57	9,643																																		
TOTALS			3,354		2,571	434,920																																
EXTRA FEATURES			1459 FOUNTAIN DR, FERNANDINA BEACH																																			
L N	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	1,380.00	SF	4.00	4.00	100	2003	2003	3	83	4,582																							
2	0510	GARAGE WD-	0 100	16	20	320.00	SF	35.00	35.00	100	2012	2012	3	68	7,616																							
3	0510	GARAGE WD-	0 100	26	30	780.00	SF	35.00	35.00	100	2019	2019	3	90	24,570																							
4	0754	FOP	0 100	26	10	260.00	SF	15.00	15.00	100	2019	2019	3	86	3,354																							