



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	282,526
FGR	552	55	304	42,393
FOP	291	30	87	12,132
FOP	523	30	157	21,893
UOP	16	20	3	418
UST	345	45	155	21,615

TOTALS	3,753		2,732	380,977
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	W
1	0812	CONCRETE C	0 100	0 0
2	0810	CONCRETE A	0 100	0 0
3	0500	FP-PRE FAB	0 100	0 0
4	0940	SHEDS/PORT	0 100	20 10

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,732	103.8720	155.81	425,673	2001	2001	0	0	10.50	89.50
1 SFR CUST - 100% - 2017											
Heated Area: 2026											
HX Base Yr 2017											

1404 FOUNTAIN DR, FERNANDINA BEACH

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0 100	0 0	1,130.00	SF	4.00	4.00	100	2001	2001
2	0810	CONCRETE A	0 100	0 0	330.00	SF	6.50	6.50	100	2001	2001
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2001	2001
4	0940	SHEDS/PORT	0 100	20 10	200.00	SF	18.30	18.30	100	2009	2009

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	000100	C	SFR	100	1,130.00	SF	4.00	4.00	100	2001	2001

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	380,977		
TOTAL MARKET OB/XF VALUE	9,771		
TOTAL LAND VALUE - MARKET	102,000		
TOTAL MARKET VALUE	492,748		
SOH/AGL Deduction	198,277		
ASSESSED VALUE	294,471		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	239,471		
TOTAL JUST VALUE	492,748		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	476,074		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007365	NEW CONSTR	140,000	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2557/0125	2/22/2022	SW	U	I	11
GRANTOR: JAMES AUDREY B REV TR					
GRANTEE: LEWIS FREDERICK E &					
2541/0283	2/22/2022	QC	U	I	11
GRANTOR: JAMES AUDREY B					
GRANTEE: LEWIS FREDERICK E J					

BUILDING NOTES				
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BUILDING DIMENSIONS				
BAS=[YR=2001] W4 N1 W7 S1 W4 S10 W5 FOP=[YR=2001] W19				
FGR=[YR=2001] N20 W23 S24 E23 N4 \$ S13 E1 S2 E2 S1 E12 N2 E4				
N14 \$ S14 W4 S2 W12 N1 W2 N2 W1 N9 W23 S7 E11 S10 L3 D3 S7				
R3 D3 FOP=[YR=2001] S20 E18 UOP=[YR=2001] S2 E8 N2 W8 \$				
E28 N17W7 S9 W13 N4 W8 S4 W13 N12 W5 \$ E5 S12 E13 N4 E8 S4				
E13 N9 E7 N9 E5 N38 \$ PTR= E10 UST=[YR=2001] E23 S15 W23 N15				
\$ W10 \$.				