LOT 2
FOREST OAKS PB 5/64

NELSON CHAD & CARLY
833 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0252-0002-0000

BUILDING CHARACTERISTICS

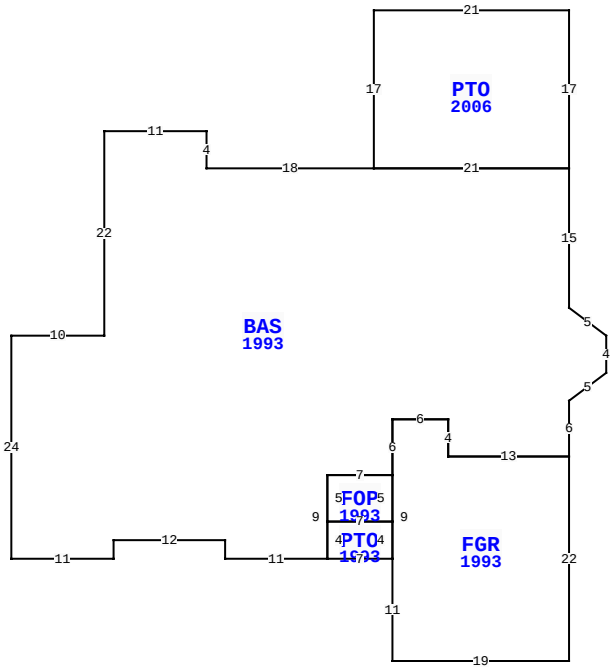
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100	1993	2,092	315,802
FGR	442	55	1993	243	36,682
FOP	35	30	1993	10	1,509
PTO	28	5	1993	1	151
PTO	357	5	2006	18	2,717
TOTALS	2,954			2,364	356,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,364	112.6020	177.91	420,579	1993	1993	0	0	0	15.15	84.85

1 SFR CUST – 100% - 2023 Heated Area: 2092 HX Base Yr 2023



833 FOUNTAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		422,305
TOTAL MARKET OB/XF VALUE		11,264
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		648,569
SOH/AGL Deduction		98,991
ASSESSED VALUE		549,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		498,856
TOTAL JUST VALUE		648,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8491	NEW CONSTR	104,663	11/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0585	6/16/2022	WD	Q	I	01	641,000
GRANTOR: PRACHTHAUSER AMEI & J						
GRANTEE: NELSON CHAD & CARLY						
2554/1040	4/08/2022	FJ	U	I	11	0
GRANTOR: PRACHTHAUSER JUDITH A						
GRANTEE: PRACHTHAUSER AMEI &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W21 S17 BAS=[YR=1993] W18 N4 W11 S22W10 S24 E11 N2 E12 S2 E11 PTO=[YR=1993] E7 FGR=[YR=1993] S11 E19 N22 W13 N4 W6 S6 FOP=[YR=1993] W7 S5 E7 N5$ S9$ N4 W7S4$ N9 E7 N6 E6 S4 E13 N6 R4 U3 N4 U3 L4 N15 W21$ E21 N17$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	35	16	581.00	SF	5.20	5.20	100	1993	1993	3	64	1,934	
3	0810	CONCRETE A	0	100	0	0	399.00	SF	6.50	6.50	100	1993	1993	3	64	1,660	
4	0855	CONC PAVER	0	100	8	7	204.00	SF	10.00	10.00	100	1993	1993	3	64	1,306	
5	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	1994	1994	3	66	1,785	
6	1076	TRELLIS A	0	100	0	0	330.00	SF	7.50	7.50	100	1994	1994	3	20	495	
7	1242	WD DECK A	0	100	0	0	782.00	SF	10.00	10.00	100	1994	1994	3	20	1,564	

LAND DESCRIPTION

TOTAL OB/XF 11,264

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

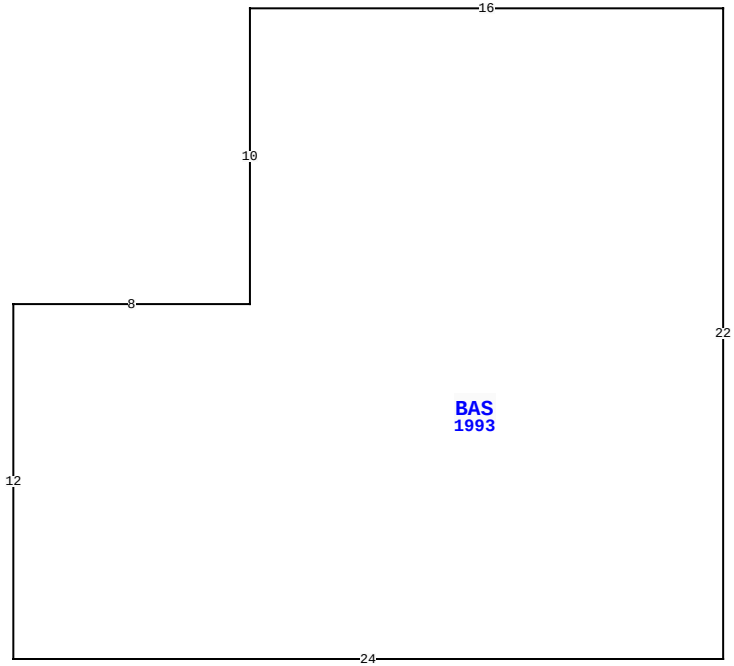
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	1993	448	65,444
TOTALS	448			448	65,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	448	130.2000	171.86	76,993	1993	1993	0	0	0	15.00	85.00

2 SNGL FAM – 0% - 2023 Heated Area: 448 HX Base Yr 2023



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NCON VALUE		0
INCOME VALUE		
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2554/1040	4/08/2022	FJ	U	I	11	0
GRANTOR: PRACHTHAUSER JUDITH A						
GRANTEE: PRACHTHAUSER AMEI &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S10 W8 S12 E24 N22 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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