

ROBERTSON ELLEN & JAMES
889 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
Exterior Wall	05	AVERAGE 70								0500	01	1,874	109.5640	173.11	324,408	1988	1988	0	0	16.78	83.22	VALUATION BY																									
Exterior Wall	16	WD FR STUC 30								1 SFR CUST - 100% - 1994										Heated Area: 1591										HX Base Yr 1994										STANDARD							
Roof Structure	03	GABLE/HIP 100																												Tax Group: 8								Tax Dist:									
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE								269,972									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE								18,736									
Interior Floor	14	CARPET 70																												TOTAL LAND VALUE - MARKET								215,000									
Interior Floor	11	CLAY TILE 30																												TOTAL MARKET VALUE								503,708									
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction								341,662									
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE								162,046									
Bedrooms	3	100																												TOTAL EXEMPTION VALUE								HX HB									
Bathrooms	2	100																												BASE TAXABLE VALUE								111,324									
Frame Stories	02	WOOD FRAME 100																												TOTAL JUST VALUE								503,708									
Units	1.	1. 100																												NCON VALUE								0									
BUD8 Adjustme	05	DIST 1A 100																												INCOME VALUE																	
Occupancy	00	NONE 100																												PREVIOUS YEAR MKT VALUE								396,525									