LOT 7
IN OR 1629/1771
FOREST OAKS PB 5/64

BUSICHIO GREGORY
895 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0252-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

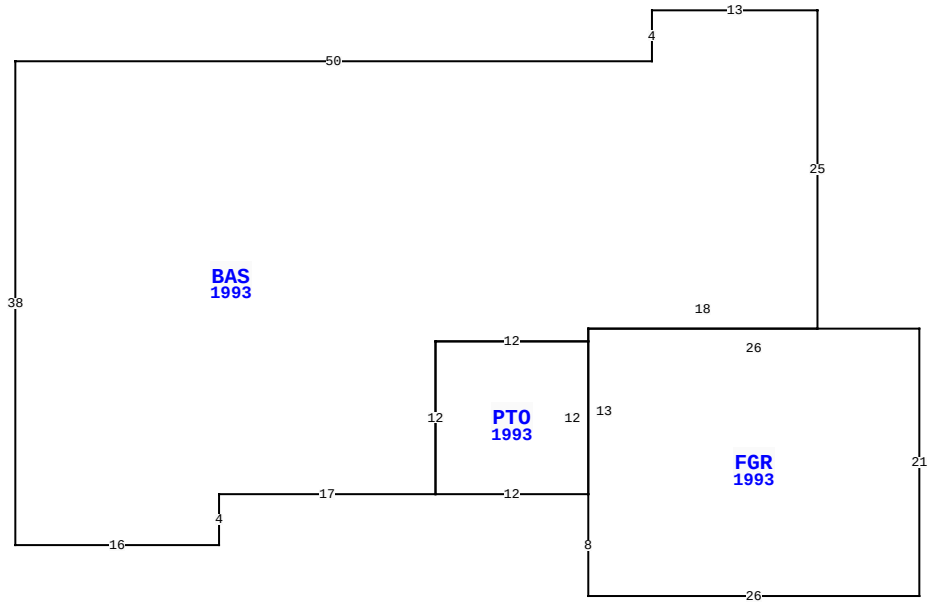
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,880	100	1993	1,880	261,752
FGR	546	55	1993	300	41,769
PTO	144	5	1993	7	974
TOTALS	2,570			2,187	304,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,187	106.7220	168.62	368,772	1986	1986	0	0	0	17.43	82.57

1 SFR CUST – 100% - 2014 Heated Area: 1880 HX Base Yr 2014



895 FOUNTAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		304,495
TOTAL MARKET OB/XF VALUE		30,001
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		549,496
SOH/AGL Deduction		329,126
ASSESSED VALUE		220,370
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		119,648
TOTAL JUST VALUE		549,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1629/1771	7/14/2009	WD	Q	I	01	265,000
GRANTOR: SHAVER MARTIN C						
GRANTEE: BUSICHIO GREGORY						
0528/0417	10/07/1987	WD	Q	I		125,000
GRANTOR: WESTMORELAND BUDDY &						
GRANTEE: SHAVER PAUL & LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S4 W50 S38 E16 N4 E17 PTO=[YR=1993] E12 FGR=[YR=1993] S8 E26 N21 W26 S13$ N12 W12 S12$ N12 E12 N1 E18 N25$.

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	0855	CONC PAVER	0	100	0	0	144.00	SF	7.00	7.00	100	2014	2014	3	94	948	
2	0855	CONC PAVER	0	100	0	0	1,706.00	SF	7.00	7.00	100	2014	2014	3	94	11,225	
3	0861	POOL GUNIT	0	100	36	15	561.00	SF	85.00	85.00	100	1986	1986	3	20	9,537	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
5	0810	CONCRETE A	0	100	15	36	540.00	SF	6.50	6.50	100	2000	2000	3	77	2,703	
6	0845	KOOL DECK	0	100	0	0	686.00	SF	7.25	7.25	100	1986	1986	3	47	2,338	
7	0855	CONC PAVER	0	100	0	0	198.00	SF	7.00	7.00	100	2008	2008	3	88	1,220	

LAND DESCRIPTION

TOTAL OB/XF 30,001

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