

**WEBER KAREN A L/E/
896 FOUNTAIN DR
FERNANDINA BEACH, FL 32034**

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 50

Exterior Wall16WD FR STUC 50

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2028.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,59610019931,596236,019

FEP16080199312818,929

FGR48455199326639,336

TOTALS2,2401,990294,284

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNFNCTNORM% COND

0500011,990113.9740180.08358,359198619860017.8882.12

1 SFR CUST - 100% - 1993Heated Area: 1596HX Base Yr 1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/29/2025MLU

EXTRA FEATURES896 FOUNTAIN DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198619863582,030

20811CONCRETE B010024496.00SF5.205.2010019861986347235

30811CONCRETE B01005017872.00SF5.205.20100198619863472,131

40940SHEDS/PORT01008648.00SF30.0030.0010019901990320288

TOTAL OB/XF4,684

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00215,000.00215,000.00215,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 215,000Market: 0Agricultural: 0Common: 215,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE294,284

TOTAL MARKET OB/XF VALUE4,684

TOTAL LAND VALUE - MARKET215,000

TOTAL MARKET VALUE513,968

SOH/AGL Deduction364,920

ASSESSED VALUE149,048

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE98,326

TOTAL JUST VALUE513,968

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE405,553

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / U / V / I / RSN CD

SALE PRICE

2749/32111/04/2024LEUII11100

GRANTOR:WEBER JOHN V & KAREN

GRANTEE:WEBER JEFFREY DAVID

0651/06063/11/1992WDQIQI106,000

GRANTOR:DELILLE CRAIG & MARY

GRANTEE:WEBER JOHN & KAREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S6 FEP=[YR=1993] W16 S10 E16 N10 \$ S10 W36 S28 E16 N8 E20 S8 E6 FGR=[YR=1993] E22 N22 W22 S22\$ N22\$.