

RAUER CARL J & CAROL
876 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

00-00-30-0252-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY			
Exterior Wall		05		AVERAGE 80		0500		01		2,035		108.9760		172.18		350,386		1986		1986		0		0		018.78		81.22		VALUATION BY		STANDARD	
Exterior Wall		20		FACE BRICK 20		1		SFR CUST - 100% - 2008								Heated Area: 1590										HX Base Yr 2008		Tax Group: 8		Tax Dist:			
Roof Structur		03		GABLE/HIP 100																								BUILDING MARKET VALUE		284,584			
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE		17,157			
Interior Wall		05		DRYWALL 100																								TOTAL LAND VALUE - MARKET		215,000			
Interior Floo		14		CARPET 80																								TOTAL MARKET VALUE		516,741			
Interior Floo		11		CLAY TILE 20																								SOH/AGL Deduction		319,963			
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		196,778			
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB 50,722			
Bedrooms				3 100																								BASE TAXABLE VALUE		146,056			
Bathrooms				2.5 100																								TOTAL JUST VALUE		516,741			
Frame		02		WOOD FRAME 100																								NCON VALUE		0			
Stories		1.		1. 100																								INCOME VALUE					
Units				0 100																								PREVIOUS YEAR MKT VALUE		421,531			
BUD8 Adjustme		05		DIST 1A 100																													
Occupancy		00		NONE 100																													
Quality		03		Quality Level 03																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				2028.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,590		100		1993		1,590		222,353																							
FGR		624		55		1993		343		47,967																							
FOP		120		30		1993		36		5,034																							
FOP		165		30		1993		50		6,992																							
PTO		312		5		1993		16		2,238																							
TOTALS		2,811						2,035		284,584																							
EXTRA FEATURES										876 FOUNTAIN DR, FERNANDINA BEACH										BLD DATE 02/12/2008		DJ		LGL DATE		04/29/2025		MLU					
																				XF DATE		LAND DATE		AG DATE									
																				INC DATE													
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			
1		0812		CONCRETE C		0100		0 0		1,786.00		SF		4.00		4.00		100		1986		1986		3		47		3,358					
2		0500		FP-PRE FAB		0100		0 0		1.00		UT		3,500.00		3,500.00		100		1986		1986		3		58		2,030					
3		0845		KOOL DECK		0100		0 0		325.00		SF		7.25		7.25		100		1989		1989		3		54.5		1,284					
4		0861		POOL GUNIT		0100		0 0		461.00		SF		85.00		85.00		100		1989		1989		3		20		7,837					
5		0940		SHEDS/PORT		0100		8 8		64.00		SF		30.00		30.00		100		1989		1989		3		20		384					
6		0810		CONCRETE A		0100		0 0		398.00		SF		6.50		6.50		100		1987		1987		3		49.5		1,281					
7		0810		CONCRETE A		0100		26 5		130.00		SF		6.50		6.50		100		1986		1986		3		47		397					
8		0940		SHEDS/PORT		0100		10 8		80.00		SF		18.30		18.30		100		2010		2010		3		40		586					
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