



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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
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NEIGHBORHOOD/LOC	2028.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1993	1,846	262,777
FGR	476	55	1993	262	37,296
FOP	60	30	1993	18	2,562
FOP	81	30	1998	24	3,417
FOP	135	30	1998	40	5,694
FOP	220	30	2005	66	9,395

TOTALS	2,818			2,256	321,140
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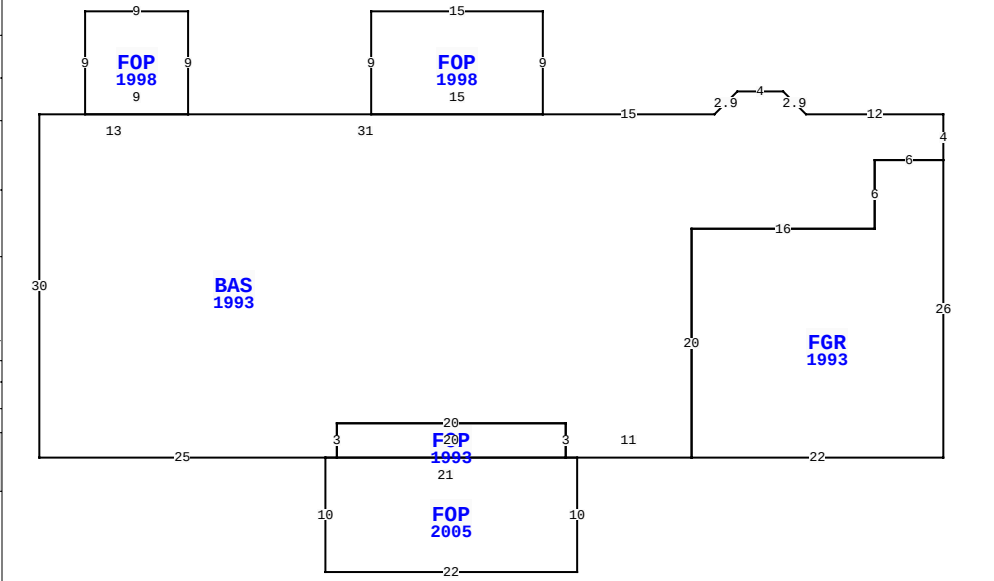
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	100	0	0	1,256.00	SF	6.50	6.50	100	1986	1986	3	47	3,837	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	100	1986	1986	3	47	568	
4	0810	CONCRETE A	0	100	0	0	1,456.00	SF	6.50	6.50	100	1998	1998	3	73	6,909	
5	0845	KOOL DECK	0	100	0	0	2,094.00	SF	7.25	7.25	100	1998	1998	3	73	11,082	
6	0861	POOL GUNIT	0	100	0	0	741.00	SF	85.00	85.00	100	1998	1998	3	20	12,597	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
8	1242	WD DECK A	0	100	0	0	370.00	SF	10.00	10.00	100	2000	2000	3	20	740	
9	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,256	111.2300	175.74	396,469	1986	1986	0	0	0	19.00	81.00
1 SFR CUST - 100% - 2010												
Heated Area: 1846												
HX Base Yr 2010												



860 FOUNTAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		321,140
TOTAL MARKET OB/XF VALUE		39,313
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		575,453
SOH/AGL Deduction		334,501
ASSESSED VALUE		240,952
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		185,230
TOTAL JUST VALUE		575,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804849	SWIM POOL	17,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1870	5/26/2021	QC	U	I	11	100

GRANTOR: COLLINS FELICIA L
GRANTEE: HAMBLIN ABBY LIA &
1628/0097 6/26/2009 WD Q I 01 325,000
GRANTOR: FOWLER JAY D & ANNE M
GRANTEE: COLLINS FELICIA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 U2 L2 W4 D2 L2 W15 FOP=[YR=1998] N9 W15 S9 E15\$ W31 FOP=[YR=1998] N9 W9 S9 E9\$ W13 S30 E25 FOP=[YR=2005] S10 E22 N10 W1 FOP=[YR=1993] N3 W20 S3 E20\$ W21\$ E1 N3 E20 S3 E11 FGR=[YR=1993] E22 N26 W6 S6 W16 S20\$ N20 E16 N6 E6 N4\$.