LOT 12
IN OR 1704/737
FOREST OAKS PB 5/64

COLLINS CHRISTOPHER J &/BEYCHOK CORI B
836 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0252-0012-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

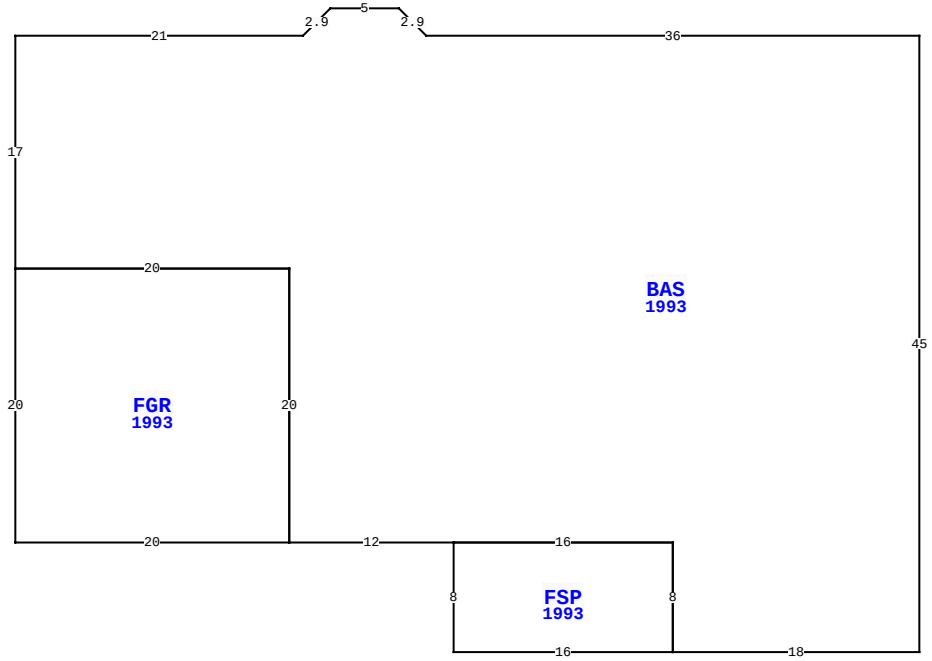
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,200 | 100 | 1993 | 2,200 | 298,749 |
| FGR | 400 | 55 | 1993 | 220 | 29,875 |
| FSP | 128 | 40 | 1993 | 51 | 6,926 |
| TOTALS | 2,728 | | | 2,471 | 335,549 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,471 | 103.4880 | 163.51 | 404,033 | 1988 | 1988 | 0 | 0 | 0 | 16.95 | 83.05 |

1 SFR CUST – 100% - 2011 Heated Area: 2200 HX Base Yr 2011




836 FOUNTAIN DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 335,549 |
| TOTAL MARKET OB/XF VALUE | | 9,870 |
| TOTAL LAND VALUE - MARKET | | 215,000 |
| TOTAL MARKET VALUE | | 560,419 |
| SOH/AGL Deduction | | 324,295 |
| ASSESSED VALUE | | 236,124 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 185,402 |
| TOTAL JUST VALUE | | 560,419 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 450,130 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1704/0737 | 10/08/2010 | WD | Q | I | 01 | 245,000 |
| GRANTOR: COVAIS ANTHONY M & BA | | | | | | |
| GRANTEE: COLLINS CHRISTOPHE | | | | | | |
| 0555/0773 | 10/26/1988 | WD | Q | I | | 118,000 |
| GRANTOR: NISSEN CHARLES J | | | | | | |
| GRANTEE: COVAIS ANTHONY M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 L2 U2 W5 D2 L2 W21 S17 FGR=[YR=1993] S20 E20 N20 W20 $ E20 S20 E12 FSP=[YR=1993] S8 E16 N8 W16 $ E16 S8 E18 N45 $ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,270.00 | SF | 4.00 | 4.00 | 100 | 1988 | 1988 | 3 | 52 | 2,642 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 62 | 2,170 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 6 | 4 | 24.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 48 | |
| 4 | 0756 | FEP | 0 | 100 | 0 | 0 | 288.00 | SF | 27.00 | 27.00 | 100 | 2004 | 2004 | 3 | 21 | 1,633 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 62.00 | SF | 6.50 | 6.50 | 100 | 1988 | 1988 | 3 | 52 | 210 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 377.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 84 | 3,167 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,870

| 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