

CUETO FRANCISCO & VIVIAN
822 FOUNTAIN DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0252-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall12CEDAR 80

Exterior Wall19COMMON BRK 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
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 AREASUBAREA MARKET VALUE

BAS2,02410019932,024286,323

FGR56455199331043,854

FOP123019934566

TOTALS2,6002,338330,743

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0500012,338111.9160176.83413,429198819880020.0080.00

1 SFR CUST - 100% - 2008Heated Area: 2024HX Base Yr 2008

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/29/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE330,743

TOTAL MARKET OB/XF VALUE19,338

TOTAL LAND VALUE - MARKET215,000

TOTAL MARKET VALUE565,081

SOH/AGL Deduction341,043

ASSESSED VALUE224,038

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE173,316

TOTAL JUST VALUE565,081

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE455,743

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

1433/14998/01/2006WDQI107335,000

GRANTOR: GRIFFIN PHILIP H & JA

GRANTEE: CUETO FRANCISCO & V

1433/14988/01/2006WDUI107100

GRANTOR: LITZ ORORY P & SANDRA

GRANTEE: GRIFFIN PHILIP H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N4 W16 S4 W18 S12 W2 S11 E2 S12 E5 S2 E5 N2 E5 N4 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S3 D2 R2 E8 U2 R2 E4 FGR=[YR=1993] S22 E9 S2 E7 N2 E9 N22 W25\$ E25 N31\$.

EXTRA FEATURES

822 FOUNTAIN DR, FERNANDINA BEACH

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDOYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,618.00SF4.004.00100198819883523,365

20500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883622,170

30861POOL GUNIT01003215480.00SF85.0085.00100199019903208,160

40845KOOL DECK010000921.00SF7.257.25100199019903573,806

50810CONCRETE A010000366.00SF6.506.50100198819883521,237

61242WD DECK A010000300.00SF10.0010.0010020002000320600

TOTAL OB/XF19,338

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDOTADJUNIT 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