

LOT 15
IN OR 645 PG 927
FOREST OAKS PB 5/64

HAMMOND DAVID E & JUANITA R
812 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0252-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,380	100	1993	1,380	193,650
FGR	483	55	1993	266	37,327
FOP	60	30	1993	18	2,526
FUS	721	100	1993	721	101,175
PTO	120	5	1993	6	842
PTO	132	5	1993	7	982

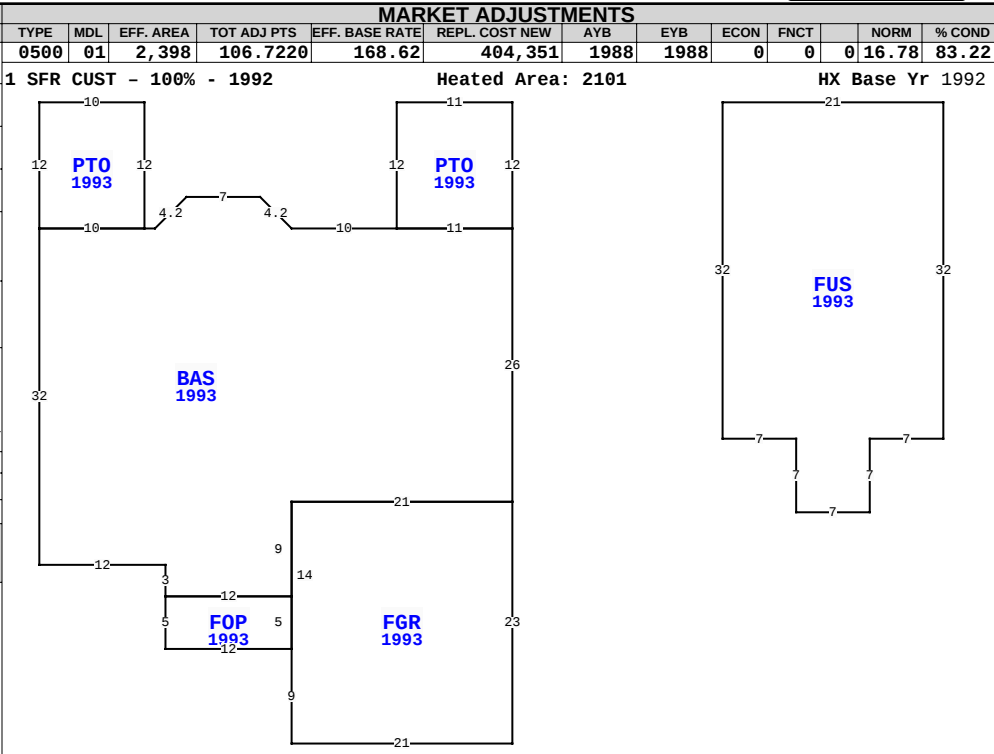
TOTALS	2,896			2,398	336,501
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0 100	0 0	84.00
2	0811	CONCRETE B	0 100	0 0	634.00
3	0504	FP-ELECTRI	0 100	0 0	1.00
4	0810	CONCRETE A	0 100	12 4	48.00
5	0810	CONCRETE A	0 100	24 3	72.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

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



812 FOUNTAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

04/29/2025	MLU
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ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1988	1988	3	52	284	
100	1988	1988	3	52	1,714	
100	1988	1988	3	62	1,240	
100	1988	1988	3	52	162	
100	1988	1988	3	52	243	

TOTAL OB/XF					
3,643					

TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		336,501
TOTAL MARKET OB/XF VALUE		3,643
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		555,144
SOH/AGL Deduction		362,140
ASSESSED VALUE		193,064
TOTAL EXEMPTION VALUE	HX HB VX VP	110,635
BASE TAXABLE VALUE		82,369
TOTAL JUST VALUE		555,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010954	WINDOWS	7,190	12/08/2017
4972	NEW CONSTR	73,027	06/17/1988

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0645/0927	1/03/1992	WD	Q	I		123,500

SALES DATA						
GRANTOR: HAGAN ROGER &BELINDA						
GRANTEE: HAMMOND DAVID & J R						
0545/0524	6/10/1988	WD	Q	V		25,000
GRANTOR: PATE P & HICKOX A						
GRANTEE: HAGAN ROGER & B L						

BUILDING NOTES						
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BUILDING DIMENSIONS						
PTO=[YR=1993] W11 S12 BAS=[YR=1993] W10 U3 L3 W7 L3 D3 W1 PTO=[YR=1993] N12 W10 S12 E10\$ W10 S32 E12 S3 FOP=[YR=1993] S5 E12 FGR=[YR=1993] S9 E21 N23 W21 S14\$ N5 W12\$ E12 N9 E21 N26 W11\$ E11 N12\$ PTR= E20 FUS=[YR=1993] E21 S32 W7 S7 W7 N7 W7N32\$ W20\$.						