



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	PAGE 1 of 1											
Exterior Wall			16	WD FR STUC 100			0500	01	2,571	108.9600	172.16	442,623	2003	2003	0	0	0	10.50	89.50	VALUATION BY										
Roof Structure			03	GABLE/HIP 100			1 SFR CUST - 100% - 2024														VALUATION SUMMARY									
Roof Cover			03	COMP SHNGL 100			Heated Area: 2079														STANDARD									
Interior Wall			05	DRYWALL 100			HX Base Yr 2024														Tax Group: 8									
Interior Floor			11	CLAY TILE 50																	Tax Dist:									
Interior Floor			14	CARPET 50																	BUILDING MARKET VALUE									
Air Condition			03	CENTRAL 100																	TOTAL MARKET OB/XF VALUE									
Heating Type			04	AIR DUCTED 100																	TOTAL LAND VALUE - MARKET									
Bedrooms				3 100																	TOTAL MARKET VALUE									
Bathrooms				2 100																	SOH/AGL Deduction									
Frame			02	WOOD FRAME 100																	ASSESSED VALUE									
Stories			1.	1. 100																	TOTAL EXEMPTION VALUE									
Units				0 100																	BASE TAXABLE VALUE									
Occupancy			00	NONE 100																	TOTAL JUST VALUE									
Quality			03	Quality Level 03			NCON VALUE																							
DOR CODE			0100	SINGLE FAMILY			INCOME VALUE																							
MAP NUM				MKT AREA			PREVIOUS YEAR MKT VALUE																							
NEIGHBORHOOD/LOC			2028.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,079	100	2003	2,079	320,339																									
FGR	548	55	2003	301	46,379																									
FOP	32	30	2003	10	1,541																									
FOP	36	30	2003	11	1,695																									
FOP	39	30	2003	12	1,849																									
FOP	337	30	2003	101	15,562																									
UOP	283	20	2003	57	8,783																									
TOTALS			3,354			2,571	396,148																							
EXTRA FEATURES						1459 FOUNTAIN DR, FERNANDINA BEACH																								
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	0	100	0	0	1,380.00	SF	4.00	4.00	100	2003	2003	3	82	4,526														
2	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	2012	2012	3	64	7,168														
3	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	100	2019	2019	3	87	23,751														
4	0754	FOP	0	100	26	10	260.00	SF	15.00	15.00	100	2019	2019	3	82	3,198														