LOT 2
FOREST PINES SUB PB 6/8

WILHELM ROBERT O & DARLENE B/WILHELM EVAN C
194 SAN JUAN DR
PONTE VEDRA BEACH, FL 32082

2025

00-00-30-0254-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

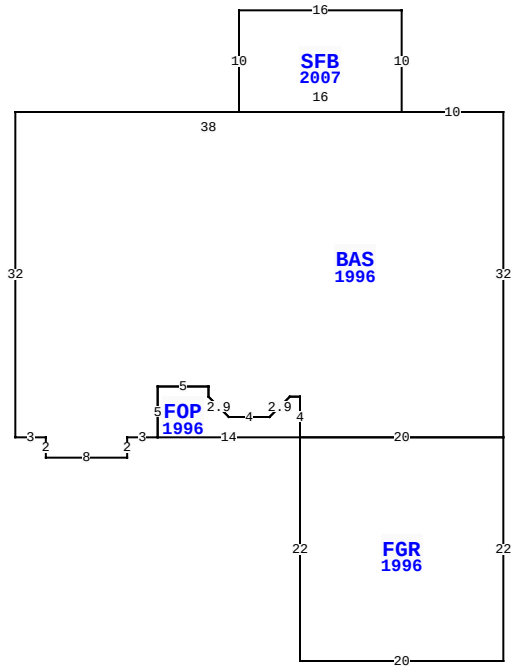
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1996	1,503	231,034
FGR	440	55	1996	242	37,199
FOP	49	30	1996	15	2,305
SFB	160	80	2007	128	19,675
TOTALS	2,152			1,888	290,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,888	112.7980	178.22	336,479	1996	1996	0	0	0	13.75	86.25

1 SFR CUST – 0% - 0 Heated Area: 1631 HX Base Yr



BLD DATE	03/11/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

1401 FOUNTAIN DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	290,213
TOTAL MARKET OB/XF VALUE	4,082
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	509,295
SOH/AGL Deduction	174,847
ASSESSED VALUE	334,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,448
TOTAL JUST VALUE	509,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602603	NEW CONSTR	71,000	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0028	8/17/2022	QC	U	I	11	100
GRANTOR: WILHELM ROBERT O & DA						
GRANTEE: WILHELM ROBERT O &						
2084/0211	11/15/2016	FJ	U	I	11	0
GRANTOR: HOLLAND LYNN ELIZABET						
GRANTEE: WILHELM ROBERT O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 SFB=[YR=2007] N10 W16 S10 E16$ W38 S32 E3 S2 E8 N2 E3 FOP=[YR=1996] E14 FGR=[YR=1996] S22 E20 N22 W20$ N4 W1 D2 L2 W4 U2 L2 N1 W5 S5$ N5 E5 S1 R2 D2 E4 U2 R2 E1S4 E20 N32$.

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	0811	CONCRETE B	0	0	0	0	699.00	SF	5.20	5.20	100	1996	1996	3	70	2,544	
2	0810	CONCRETE A	0	0	0	0	109.00	SF	6.50	6.50	100	1996	1996	3	70	496	
3	1242	WD DECK A	0	0	0	0	300.00	SF	10.00	10.00	100	2005	2005	3	22	660	
4	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	100	2005	2005	3	84	382	

LAND DESCRIPTION

TOTAL OB/XF 4,082

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	0		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