

LOT 4
IN OR 763 PG 1778
FOREST PINES SUB PB 6/8

DUFFY DORIS M
2232 FALMOUTH RD
CENTERVILLE, MA 02632-3120

2023

00-00-30-0254-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	1,599	226,323
FGR	506	55	278	39,348
FOP	83	30	25	3,538
PTO	273	5	14	1,982
PTO	143	5	7	991

TOTALS 2,604 1,923 272,182

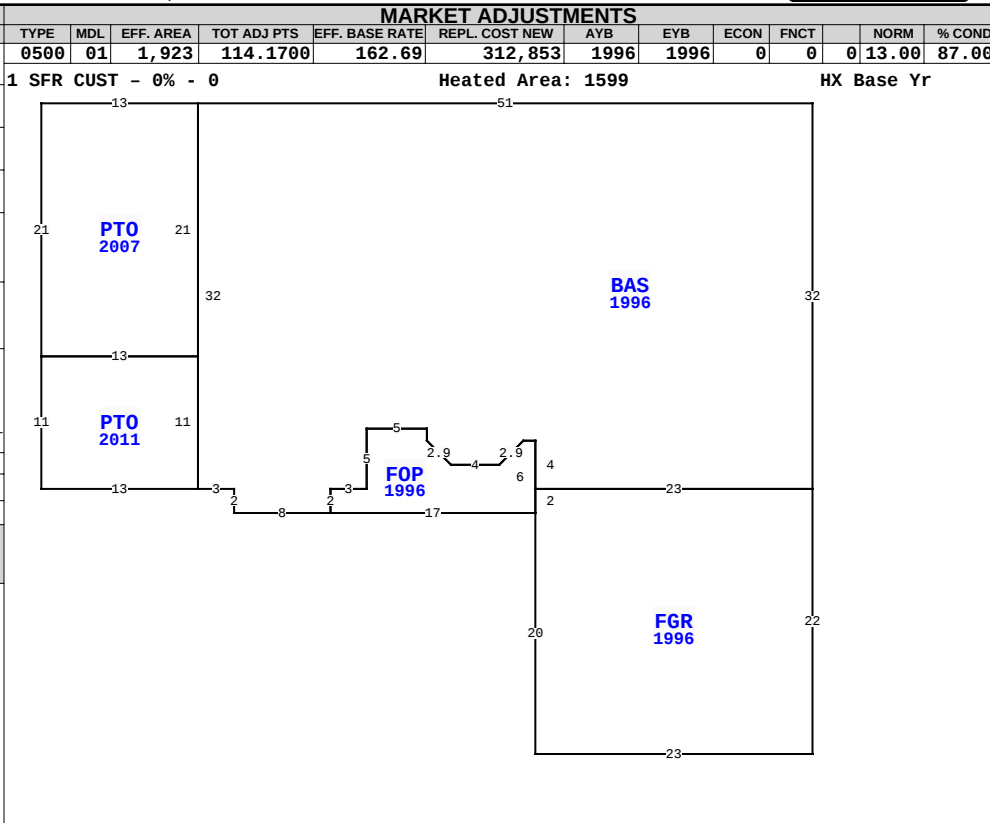
EXTRA FEATURES

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	0	0	0		1,310.00	SF 4.00	4.00	100	1996	1996	3	73	3,825
2	0810	CONCRETE A	0	0	35	4		140.00	SF 6.50	6.50	100	1996	1996	3	73	664
3	0810	CONCRETE A	0	0	0	0		143.00	SF 6.50	6.50	100	1996	1996	3	73	679
4	0510	GARAGE WD-	0	0	25	30		750.00	SF 52.50	52.50	100	2018	2018	3	90	35,438
7	0911	SCRN RM A	0	0	13	32		416.00	SF 17.50	17.50	100	2011	2011	3	55	4,004
8	0476	VF 6 SBPL	0	0	0	0		14.00	LF 32.00	32.00	100	2012	2012	3	85	381
9	0470	VNYL GATE	0	0	0	0		2.00	UT 300.00	300.00	100	2012	2012	3	85	510

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P
1	000100	C	SFR	0	

REVIEW DATE 03/18/2020 BY DJP



1478 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	0	0	0		1,310.00	SF 4.00	4.00	100	1996	1996	3	73	3,825
2	0810	CONCRETE A	0	0	35	4		140.00	SF 6.50	6.50	100	1996	1996	3	73	664
3	0810	CONCRETE A	0	0	0	0		143.00	SF 6.50	6.50	100	1996	1996	3	73	679
4	0510	GARAGE WD-	0	0	25	30		750.00	SF 52.50	52.50	100	2018	2018	3	90	35,438
7	0911	SCRN RM A	0	0	13	32		416.00	SF 17.50	17.50	100	2011	2011	3	55	4,004
8	0476	VF 6 SBPL	0	0	0	0		14.00	LF 32.00	32.00	100	2012	2012	3	85	381
9	0470	VNYL GATE	0	0	0	0		2.00	UT 300.00	300.00	100	2012	2012	3	85	510

TOTAL OB/XF 45,501

D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
		0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		272,182
TOTAL MARKET OB/XF VALUE		45,501
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		437,683
SOH/AGL Deduction		120,072
ASSESSED VALUE		317,611
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		317,611
TOTAL JUST VALUE		437,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B174641	GARAGE	33,817	07/28/2017
B9603145	NEW CONSTR	140,000	07/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0763/1778	6/26/1996	WD	Q	V	
GRANTOR: JONES THOMAS W					SALE PRICE
GRANTEE: DUFFY DORIS M					26,000

BUILDING NOTES					

BUILDING DIMENSIONS

BAS=[YR=1996] W51 PTO=[YR=2007] W13 S21 PTO=[YR=2011] S11
E13 N11 W13\$ E13 N21\$ S32 E3 S2 E8 FOP=[YR=1996] E17
FGR=[YR=1996] S20 E23 N22 W23 S2\$ N6 W1 D2 L2 W4 U2 L2 N1
W5S5 W3 S2\$ N2 E3 N5 E5 S1 R2 D2 E4 U2 R2 E1 S4 E23 N32 \$

PRINTED 08/02/2023 BY SYS