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

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

2024

00-00-30-0254-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

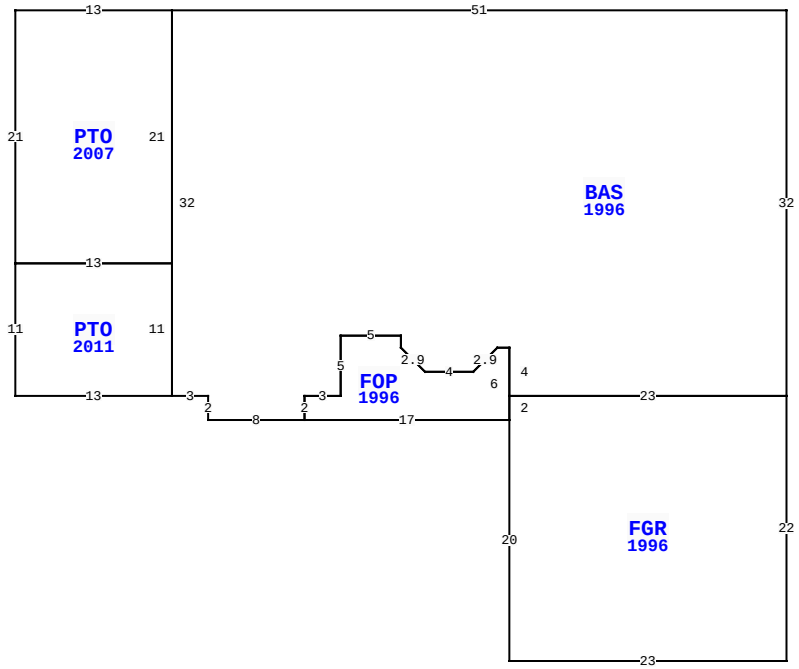
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	236,876
FGR	506	55	278	41,183
FOP	83	30	25	3,704
PTO	273	5	14	2,074
PTO	143	5	7	1,037
TOTALS	2,604		1,923	284,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,923	114.1700	171.26	329,333	1996	1996	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2024 Heated Area: 1599 HX Base Yr 2024



1478 FOUNTAIN DR, FERNANDINA BEACH

BLD DATE	03/11/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		284,873
TOTAL MARKET OB/XF VALUE		43,863
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		448,736
SOH/AGL Deduction		0
ASSESSED VALUE		448,736
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		348,736
TOTAL JUST VALUE		448,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,683

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	SALE PRICE
0763/1778	6/26/1996	WD	Q	V		26,000

GRANTOR: JONES THOMAS W
GRANTEE: DUFFY DORIS M

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 $.

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	0812	CONCRETE C	0	100	0	0	1,310.00	SF	4.00	4.00	100	1996	1996	3	72	3,773	
2	0810	CONCRETE A	0	100	35	4	140.00	SF	6.50	6.50	100	1996	1996	3	72	655	
3	0810	CONCRETE A	0	100	0	0	143.00	SF	6.50	6.50	100	1996	1996	3	72	669	
4	0510	GARAGE WD-	0	100	25	30	750.00	SF	52.50	52.50	100	2018	2018	3	87	34,256	
5	0911	SCRN RM A	0	100	13	32	416.00	SF	17.50	17.50	100	2011	2011	3	50	3,640	
6	0476	VF 6 SBPL	0	100	0	0	14.00	LF	32.00	32.00	100	2012	2012	3	83	372	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 43,863

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	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS