LOT 5
IN OR 1794/1398
FOREST PINES SUB PB 6/8

DUFFY TAWN CHRISTOPHER
1473 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0254-0005-0000

BUILDING CHARACTERISTICS

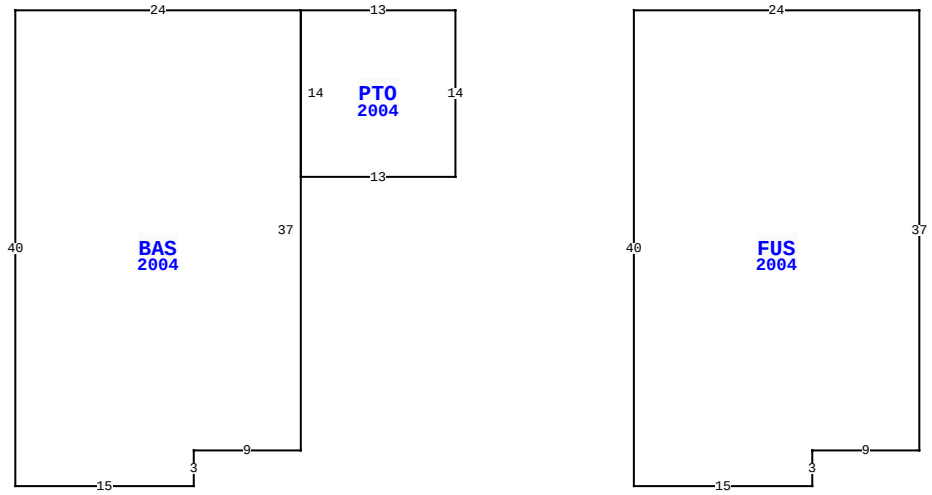
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	933	100	2004	933	135,166
FUS	933	100	2004	933	135,166
PTO	182	5	2004	9	1,304
TOTALS	2,048			1,875	271,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,875	101.8220	160.88	301,650	2004	2004	0	0	0	9.95	90.05

1 SFR CUST – 100% - 2018 Heated Area: 1866 HX Base Yr 2018



1473 FOUNTAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		271,636
TOTAL MARKET OB/XF VALUE		17,832
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		504,468
SOH/AGL Deduction		276,577
ASSESSED VALUE		227,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,169
TOTAL JUST VALUE		504,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035176	REPAIR/RRF	2,500	06/01/2003
B0363932	NEW CONSTR	124,976	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/1398	5/25/2012	WD	U	I	30	70,000
GRANTOR: DOYLE WILLIAM A JR						
GRANTEE: DUFFY TAWN CHRISTOP						
1767/0232	11/07/2011	WD	U	I	38	100,000
GRANTOR: CHRISTOPHER TAWN & DO						
GRANTEE: DOYLE WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W13 BAS=[YR=2004] W24 S40 E15 N3 E9 N37 $ S14 E13 N14 $ PTR= E15 FUS=[YR=2004] E24 S37 W9 S3 W15 N40 $ W15 $.

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	2,841.00	SF	4.00	4.00	100	2004	2004	3	83	9,432	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2011	2011	3	60	8,400	

LAND DESCRIPTION

TOTAL OB/XF 17,832

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	100		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