VILLA UNIT 3429
FIDDLERS BEND VILLAS

DUNCAN MARK WILLIAM & SUSAN KAYANEH
4045 E COOPERS HAWK LOOP
KAMAS, UT 84036

2026

01-6N-29-V070-3429-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	MARSH	MARSH 100
Balcony	115SP/300E	115SP/300E 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		3 100
Oth Rooms		4 100
User Def FIREP	FIREPLACE	FIREPLACE 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,710			1,710	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307000		1,710				1974	1974	100	100	0		

1 CONDO 0% - 0 HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3429 SEA MARSH RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	616,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	616,000
SOH/AGL Deduction	113,521
ASSESSED VALUE	502,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,479
TOTAL JUST VALUE	616,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23570	REPAIR/RRF	2,400	05/01/2010
B22230	REMODEL	23,000	01/01/2009
5910	REMODEL	13,189	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2849/553	2/25/2026	WD	Q	I	01	585,000
GRANTOR: ATWATER TONY						
GRANTEE: DUNCAN MARK WILLIAM						
1577/1349	7/21/2008	WD	U	I	24	280,000
GRANTOR: O'DONOGHUE HELENE G E						
GRANTEE: ATWATER TONY & BEVE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS