

LOT 1
PARKWAY NORTH PB 5/263

ANDERSON CRAIG W & HOLDEN-ANDERSON MARCINNA/
4447 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	16	WD FR STUC 100	0500	01	2,260	117.2864	167.13	377,714	1998	1998	0	0	0	12.00	88.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 1947									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	13	LVT/LAMNT 40																							
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			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												01										
NEIGHBORHOOD/LOC			1072.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,947	100	1,947	286,354																					
FGR	418	55	230	33,827																					
FOP	36	30	11	1,617																					
FSP	180	40	72	10,589																					
TOTALS			2,581	2,260	332,388																				
EXTRA FEATURES			4447 TITLEIST 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905									
2	0810	CONCRETE A	0	100	0	0	1,057.00	SF	6.50	6.50	100	1998	1998	3	77	5,290									
3	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	1998	1998	3	77	676									
4	0810	CONCRETE A	0	100	0	0	43.00	SF	6.50	6.50	100	1998	1998	3	77	215									
5	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2005	2005	3	69	662									
6	0469	VF LATTIC	0	100	0	0	30.00	SF	5.50	5.50	100	2005	2005	3	69	114									
7	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2005	2005	3	69	331									
8	0851	PATIO STON	0	100	9	9	81.00	SF	0.75	0.75	100	2005	2005	3	87	53									
TOTAL OB/XF			10,246																						
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000								
REVIEW DATE 11/29/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																									