LOT 6 IN OR 848/1939
PARKWAY NORTH PB 5/263

FUSCH KENNETH E & ELIZABETH R
4431 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

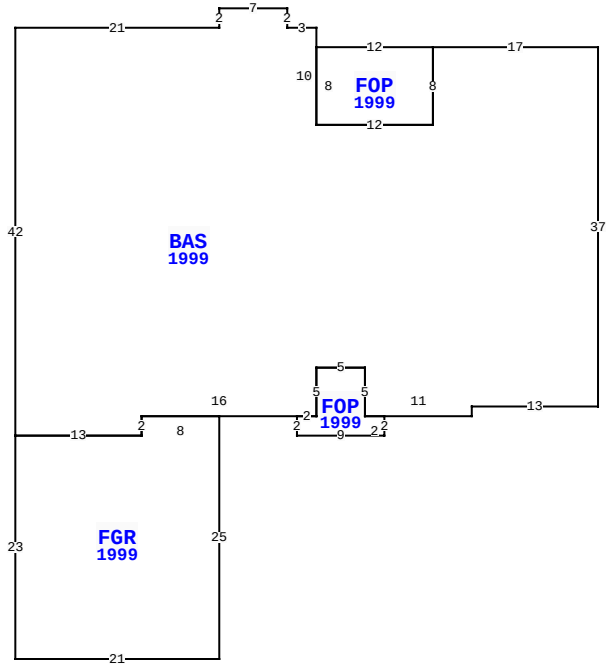
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,248	100	2,248	328,125
FGR	499	55	274	39,994
FOP	43	30	13	1,897
FOP	96	30	29	4,233
TOTALS	2,886		2,564	374,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,564	115.7376	164.93	422,881	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2000 Heated Area: 2248 HX Base Yr 2000



4431 TITLEIST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		374,250
TOTAL MARKET OB/XF VALUE		26,979
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		611,229
SOH/AGL Deduction		318,249
ASSESSED VALUE		292,980
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,980
TOTAL JUST VALUE		611,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985056	XFOB	6,693	03/01/1999
B984870	SWIM POOL	18,350	01/27/1999
B984493	NEW CONSTR	103,770	11/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/1939	9/16/1998	WD	Q	V		54,900
GRANTOR: CUMMINGS JEAN S						
GRANTEE: FUSCH KENNETH E & E						
0698/0797	2/14/1994	WD	Q	V		45,000
GRANTOR: EMBRY DEVELOPMENT COR						
GRANTEE: CUMMINGS JEAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 FOP=[YR=1999] W12 S8 E12 N8 $ S8 W12 N10 W3 N2 W7 S2 W21 S42 FGR=[YR=1999] S23 E21 N25 W8 S2 W13 $ E13 N2 E16 FOP=[YR=1999] S2 E9 N2 W2 N5 W5 S5 W2 $ E2 N5 E5 S5 E11 N1 E13 N37 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	1,162.00	SF	6.50	6.50	100	1999	1999	3	79	5,967	
3	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	1999	1999	3	79	1,104	
4	0861	POOL GUNIT	0	100	0	0	442.00	SF	85.00	85.00	100	1999	1999	3	25	9,393	
5	0845	KOOL DECK	0	100	0	0	726.00	SF	7.25	7.25	100	1999	1999	3	79	4,158	
6	0910	SCRN RM L	0	100	0	0	1,139.00	SF	15.00	15.00	100	1999	1999	3	20	3,417	

LAND DESCRIPTION

TOTAL OB/XF 26,979

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	000140	C	SFR GOLF A	100			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 11/29/2017 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS