LOT 11
IN OR 1524/1723
PARKWAY NORTH PB 5/263

LYNN CHARLES B JR & DONNA J
4411 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0011-0000

BUILDING CHARACTERISTICS

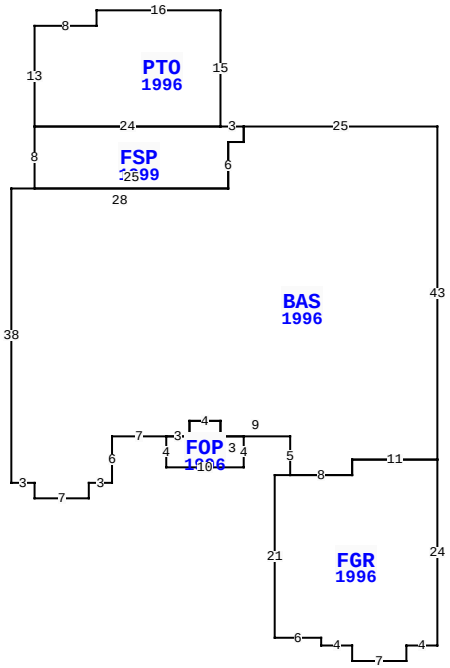
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,129	100	2,129	298,227
FGR	492	55	271	37,962
FOP	48	30	14	1,961
FSP	204	40	82	11,487
PTO	344	5	17	2,381
TOTALS	3,217		2,513	352,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,513	112.9920	161.01	404,618	1996	1996	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2008 Heated Area: 2129 HX Base Yr 2008



4411 TITLEIST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		352,018
TOTAL MARKET OB/XF VALUE		22,073
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		574,091
SOH/AGL Deduction		281,921
ASSESSED VALUE		292,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,170
TOTAL JUST VALUE		574,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140999	VINFNC	0	05/15/2014
B990299	XFOB	6,285	04/27/1999
B990167	SWIM POOL	17,260	04/01/1999
B9376	NEW CONSTR	133,584	10/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1723	9/13/2007	WD	Q	I		450,000
GRANTOR: SUMMERLIN MARK R & AN						
GRANTEE: LYNN CHARLES B JR &						
0754/0511	3/18/1996	WD	Q	I		166,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: SUMMERLIN MARK R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W25 FSP=[YR=1999] W3 PTO=[YR=1996] N15 W16 S2 W8 S13 E24 $ W24 S8 E25 N6 E2 N2 $ S2 W2 S6 W28 S38 E3 S2 E7 N2 E3 N6 E7 FOP=[YR=1996] S4 E10 N4 W3 N2 W4 S2 W3 $ E3 N2 E4 S2 E9 S5 FGR=[YR=1996] W2 S21 E6 S1 E4 S2 E7 N2 E4 N24 W11 S2 W8 $ E8 N2 E11 N43 $.

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,506.00	SF	4.00	4.00	100	1996	1996	3	73	4,398	
3	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	1996	1996	3	73	940	
4	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1996	1996	3	73	71	
5	0861	POOL GUNIT	0	100	0	0	323.00	SF	85.00	85.00	100	1999	1999	3	25	6,864	
6	0845	KOOL DECK	0	100	0	0	504.00	SF	7.25	7.25	100	1999	1999	3	79	2,887	
7	0810	CONCRETE A	0	100	0	0	103.00	SF	6.50	6.50	100	1999	1999	3	79	529	
8	0910	SCRN RM L	0	100	0	0	910.00	SF	15.00	15.00	100	1999	1999	3	20	2,730	
9	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2014	2014	3	89	854	

LAND DESCRIPTION

TOTAL OB/XF 22,073

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	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS