



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

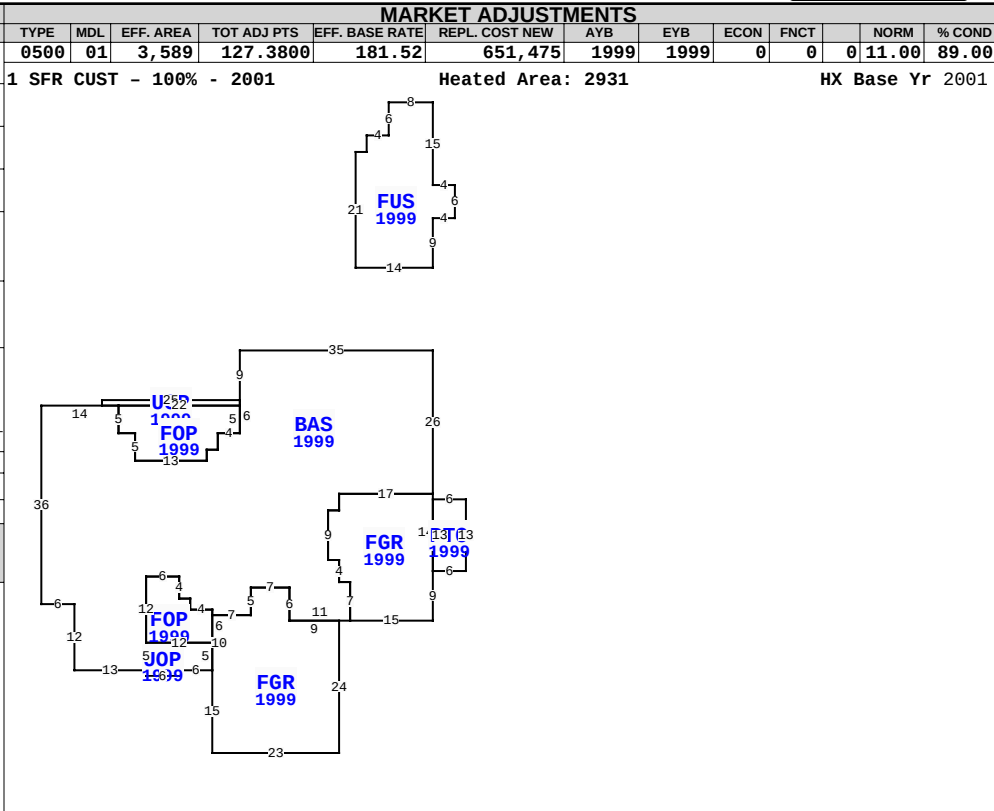
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,529	100	2,529	408,567
FGR	395	55	217	35,057
FGR	601	55	331	53,474
FOP	112	30	34	5,493
FOP	181	30	54	8,724
FUS	402	100	402	64,944
PTO	78	5	4	646
UOP	25	20	5	808
UOP	66	20	13	2,100

TOTALS	4,389		3,589	579,813
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,628.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	228.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	539.00	SF	7.25
5	0910	SCRN RM L	0	100	33	24	792.00	SF	15.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00



4400 TITLEIST DR, FERNANDINA BEACH

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100			0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	579,813								
TOTAL MARKET OB/XF VALUE	24,822								
TOTAL LAND VALUE - MARKET	200,000								
TOTAL MARKET VALUE	804,635								
SOH/AGL Deduction	420,247								
ASSESSED VALUE	384,388								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	329,388								
TOTAL JUST VALUE	804,635								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	729,117								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090786	H/AC	9,981	06/19/2009
20071017	REMODEL	500	06/06/2007
B990300	XFOB	4,542	04/27/1999
B985085	SWIM POOL	18,700	03/03/1999
B984687	NEW CONSTR	180,000	12/17/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2308/0165	9/12/2019	SW	U	I	11	100			
GRANTOR:MORTENSEN SANDRA H									
GRANTEE:THE MORTENSEN TRUST									
0852/1132	10/16/1998	WD	Q	V		55,000			
GRANTOR:MANNING MARK & DIXIE									
GRANTEE:MORTENSEN CHARLES A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W35 S9 UOP=[YR=1999] W25 S1 E3 FOP=[YR=1999] S5 E3 S5 E13 N2 E2 N3 E4 N5 W22 \$ E22 N1 \$ S6 W4 S3 W2 S2 W13 N5 W3 N5 W14 S36 E6 S12 E13 UOP=[YR=1999] S1 E6 N1 E6 FGR=[YR=1999] S15 E23 N24 W9 N6 W7 S5 W7 S10 \$ N5 W12 S5 \$ N5 FOP=[YR=1999] N12 E6 S4E2 S2 E4 S6 W12 \$ N12 E6 S4 E2 S2 E4 S1 E7 N5 E7 S6 E11 FGR=[YR=1999] E15 N9 PTO=[YR=1999] E6 N13 W6 S13 \$ N14 W17 S3 W2 S9 E2 S4 E2 S7 \$ N7 W2 N4 W2 N9 E2 N3 E17 N26 \$ PTR= N15 FUS=[YR=1999] N9 E4 N6 W4 N15 W8 S6 W4 S3 W2 S21 E14 \$ S15 \$.									