LOT 19 IN OR 853/1344
PARKWAY NORTH PB 5/263

SHAVE BENJAMIN E & GAIL W
4418 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0019-0000

BUILDING CHARACTERISTICS

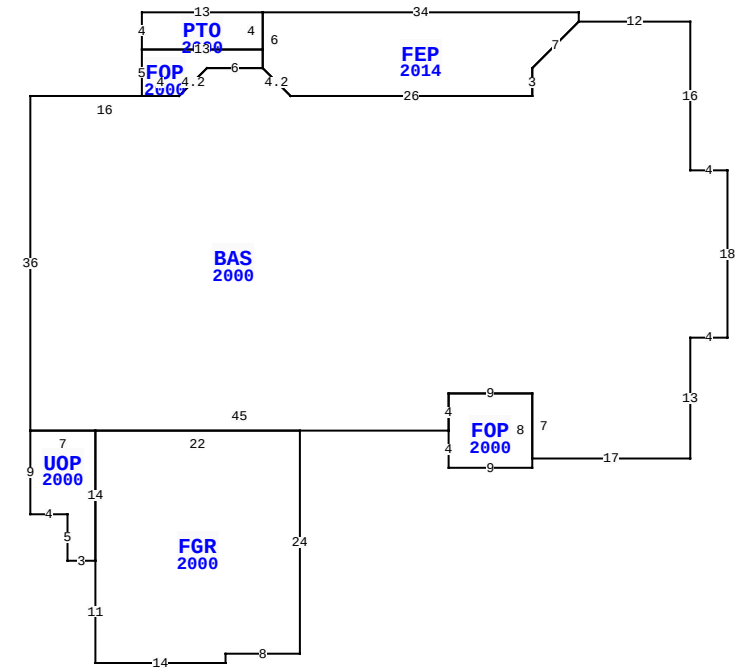
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,794	100	2,794	392,669
FEP	274	80	219	30,778
FGR	542	55	298	41,881
FOP	43	30	13	1,827
FOP	72	30	22	3,092
PTO	52	5	3	422
UOP	78	20	16	2,249
TOTALS	3,855		3,365	472,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,365	110.8140	157.91	531,367	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2001 Heated Area: 2794 HX Base Yr 2001



4418 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		472,917
TOTAL MARKET OB/XF VALUE		13,448
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		686,365
SOH/AGL Deduction		352,132
ASSESSED VALUE		334,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,233
TOTAL JUST VALUE		686,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141508	REMODEL	19,089	07/11/2014
B991833	NEW CONSTR	220,000	12/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/1344	10/27/1998	WD	U	V	19	40,000
GRANTOR: GREYLAND REAL ESTATE						
GRANTEE: SHAVE BENJAMIN E &						
0729/0938	5/12/1995	WD	U	V	07	100
GRANTOR: EMBRY DEVELOPMENT COR						
GRANTEE: GREYLAND REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 FEP=[YR=2014] N1 W34 PTO=[YR=2000] W13 S4 FOP=[YR=2000] S5 E4 U3 R3 E6 N2 W13$ E13 N4$ S6 D3 R3 E26 N3 U5 R5 $ D5 L5 S3 W26 U3 L3 W6 D3 L3 W16 S36 UOP=[YR=2000] S9 E4 S5 E3FGR=[YR=2000] S11 E14 N1 E8 N24 W22 S14$ N14 W7$ E45 FOP=[YR=2000] S4 E9N8 W9 S4$ N4 E9 S7 E17 N13 E4 N18 W4 N16$.

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	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,219.00	SF	4.00	4.00	100	2000	2000	3	80	3,901	
3	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2000	2000	3	80	156	
4	0858	SCULP CONC	0	100	0	0	525.00	SF	13.00	13.00	100	2000	2000	3	94	6,416	

LAND DESCRIPTION

TOTAL OB/XF 13,448

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