



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 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

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Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1072.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2,063	296,048
FGR	471	55	259	37,167
FOP	56	30	17	2,439
FOP	135	30	40	5,740

TOTALS	2,725		2,379	341,395
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00
4	0855	CONC PAVER	0	100	0	0	1,473.00	SF	7.00	7.00
5	0855	CONC PAVER	0	100	0	0	152.00	SF	7.00	7.00
6	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00
10	0855	CONC PAVER	0	100	0	0	1,303.00	SF	10.00	10.00
11	0911	SCRN RM A	0	100	30	40	1,200.00	SF	17.50	17.50

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

REVIEW DATE	12/08/2021	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,379	116.4240	165.90	394,676	1995	1995	0	0	0 13.50	86.50
1 SFR CUST - 100% - 2005 Heated Area: 2063 HX Base Yr 2005											

4422 TITLEIST DR, FERNANDINA BEACH					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765			
450.00	SF	85.00	85.00	100	2018	2018	3	90	34,425			
1,473.00	SF	7.00	7.00	100	2018	2018	3	98	10,105			
152.00	SF	7.00	7.00	100	2018	2018	3	98	1,043			
912.00	SF	10.00	10.00	100	2018	2018	3	90	8,208			
1,303.00	SF	10.00	10.00	100	2008	2008	3	90	11,727			
1,200.00	SF	17.50	17.50	100	2021	2021	3	97	20,370			

TOTAL OB/XF											
88,643											

Total Acres:	0.00	Total Land Value:	200,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		341,395	
TOTAL MARKET OB/XF VALUE		88,643	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		630,038	
SOH/AGL Deduction		288,187	
ASSESSED VALUE		341,851	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		286,851	
TOTAL JUST VALUE		630,038	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211381	SWIM POOL	0	06/21/2021
20182318	SWIM POOL	33,500	07/03/2018
20051678	XFOB	10,000	04/26/2005
B9100	NEW CONSTR	89,215	05/26/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/0451	7/07/2022	WD U	I	I	11
GRANTOR: GREEN DONNA D					
GRANTEE: BASS BRENT EUGENE					
1270/1779	11/03/2004	WD U	I	I	07
GRANTOR: MAGUIRE JAMES P & JAN					
GRANTEE: GREEN ROBERT J & DO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W8 N6 W4 N2 W4 N9 W17 S9 FOP=[YR=1995] W21 S5 E11 S3 E10 N8\$ S8 W10 N3 W12 S3 W2 S32 E15 N1 FOP=[YR=1995] E8 N7 W8 S7\$ N7 E8 S5 E13 FGR=[YR=1995] S24 E12 N1 E9 N21 W12 N2 W9\$ E9 S2 E12 N31\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV