LOT 26 IN OR 2099/152
PARKWAY NORTH PB 5/263

DUNLOP WILLIAM B
4446 TITLEIST DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0026-0000

BUILDING CHARACTERISTICS

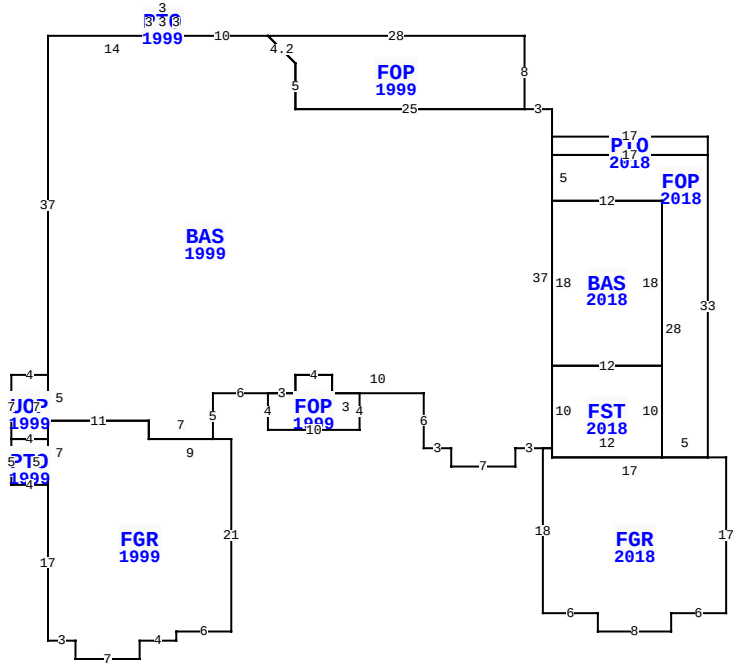
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,075	100	2,075	296,556
BAS	216	100	216	30,871
FGR	470	55	258	36,873
FGR	357	55	196	28,012
FOP	48	30	14	2,001
FOP	205	30	62	8,861
FOP	225	30	68	9,718
FST	120	55	66	9,432
PTO	9	5	0	0
PTO	20	5	1	142
TOTALS	3,807		2,964	423,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,964	113.3264	161.49	478,656	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2018 Heated Area: 2291 HX Base Yr 2018



** This building has 12 Sub-Areas

4446 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		423,611
TOTAL MARKET OB/XF VALUE		23,588
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		647,199
SOH/AGL Deduction		241,726
ASSESSED VALUE		405,473
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		350,473
TOTAL JUST VALUE		647,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173646	FGR ADD	53,159	11/20/2017
20173277	SCRNENCL	15,000	10/25/2017
B984736	NEW CONSTR	147,581	12/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2099/0152	2/03/2017	WD	Q	I	02	387,500
GRANTOR: SPENCE CHRISTOPHER &						
GRANTEE: DUNLOP WILLIAM B &						
0886/1559	6/11/1999	WD	Q	I		167,600
GRANTOR: W R HOWELL COMPANY						
GRANTEE: SPENCE CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 FOP=[YR=1999] N8 W28 D3 R3 S5 E25 $ W25 N5 L3 U3 W10 PTO=[YR=1999] N3 W3 S3 E3 $ W14 S37UOP=[YR=1999] W4 S7 PTO=[YR=1999] S5 E4 FGR=[YR=1999] S17 E3 S2 E7 N2 E4 N1E6 N21 W9 N2 W11 S7 $ N5 W4 $ E4 N7 $ S5 E11 S2 E7 N5 E6 FOP=[YR=1999] S4 E10 N4 W3 N2 W4 S2 W3 $ E3 N2 E4 S2 E10 S6 E3 S2 E7 N2 E3 FGR=[YR=2018] S18 E6 S2 E8 N2 E6 N17 W2 FOP=[YR=2018] N33 PTO=[YR=2018] N2 W17 S2 E17$ W17 S5 BAS=[YR=2018] S18 FST=[YR=2018] S10 E12 N10 W12$ E12 N18 W12$ E12 S28 E5$ W17 N1 W1$ E1 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	948.00	SF	6.50	6.50	100	1999	1999	3	79	4,868	
3	0855	CONC PAVER	0	100	0	0	635.00	SF	10.00	10.00	100	2018	2018	3	98	6,223	
4	0911	SCRN RM A	0	100	0	0	635.00	SF	17.50	17.50	100	2018	2018	3	86	9,557	

LAND DESCRIPTION

TOTAL OB/XF 23,588

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 04/30/2018 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS