LOT 28 IN OR 2062/1172
PARKWAY NORTH PB 5/263

CARLIN JOHN L & SHEILA E
1514 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

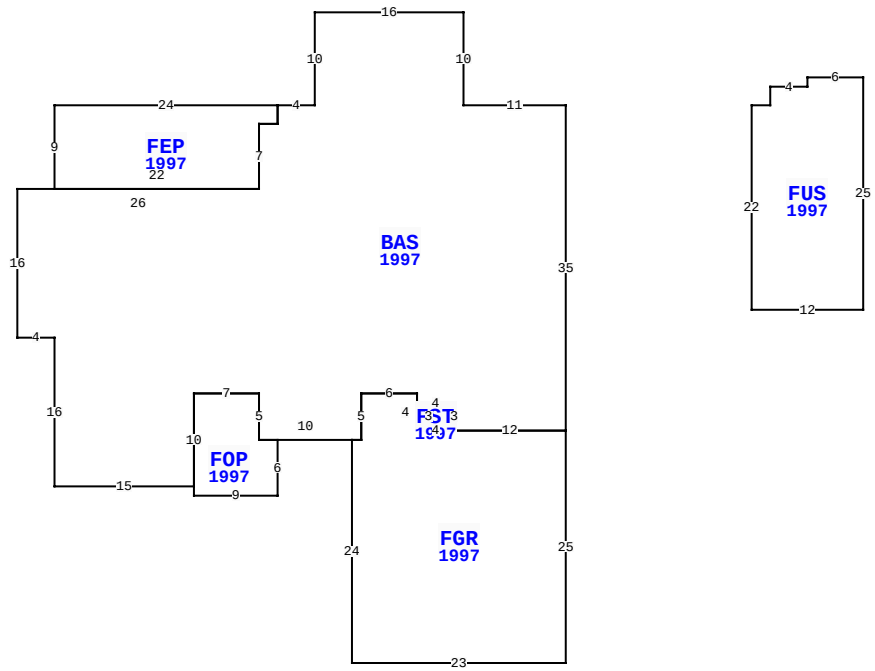
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,984	100	1,984	289,704
FEP	202	80	162	23,656
FGR	598	55	329	48,041
FOP	89	30	27	3,943
FST	12	55	7	1,022
FUS	290	100	290	42,346
TOTALS	3,175		2,799	408,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,799	117.1104	166.88	467,097	1997	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2017 Heated Area: 2274 HX Base Yr 2017



1514 CANOPY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		408,710
TOTAL MARKET OB/XF VALUE		3,765
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		612,475
SOH/AGL Deduction		244,804
ASSESSED VALUE		367,671
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,671
TOTAL JUST VALUE		612,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062553	H/AC	9,100	11/14/2006
B9610166	NEW CONSTR	137,808	11/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/1172	7/28/2016	WD	Q	I	02	350,000
GRANTOR: DEFLORIO DANTE JR						
GRANTEE: CARLIN JOHN L & SHE						
0789/1434	4/09/1997	WD	Q	I		164,700
GRANTOR: W R HOWELL CO						
GRANTEE: DEFLORIO DANTE JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W11 N10 W16 S10 W4 FEP=[YR=1997] W24 S9 E22 N7 E2 N2$ S2 W2 S7 W26 S16 E4 S16 E15 FOP=[YR=1997] S1 E9 N6 W2 N5 W7 S10$ N10 E7 S5 E10 FGR=[YR=1997] S24 E23 N25 W12 FST=[YR=1997] N3 W4 S3 E4$ W4 N4 W6 S5 W1$ E1 N5 E6 S1 E4 S3 E12 N35$ PTR=E20 FUS=[YR=1997] E2 N2 E4 N1 E6 S25 W12 N22$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,177.00	SF	4.00	4.00	100	1997	1997	3	75	3,531	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1997	1997	3	75	234	

LAND DESCRIPTION

TOTAL OB/XF 3,765

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