

LOT 37 IN OR 952/1411
PARKWAY NORTH PB 5/263

MCEWEN DAVID J & SUSAN L
1550 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0037-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	2,002	100	2,002	302,396
FGR	694	55	382	57,700
FOP	216	30	65	9,818
FOP	286	30	86	12,990
FUS	388	100	388	58,606
PTO	24	5	1	151
PTO	40	5	2	302
UOP	37	20	7	1,058

TOTALS	3,687		2,933	443,020
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,308.00	SF	4.00	4.00
3	0810	CONCRETE A	0 100	0	0	183.00	SF	6.50	6.50
4	0855	CONC PAVER	0 100	0	0	75.00	SF	7.00	7.00
6	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	85.00
7	0911	SCRN RM A	0 100	0	0	960.00	SF	17.50	17.50
8	0855	CONC PAVER	0 100	0	0	542.00	SF	7.00	7.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,933	117.7726	167.83	492,245	2001	2001	0	0
1 SFR CUST - 100% - 2002 Heated Area: 2390 HX Base Yr 2002									

TOTAL OB/XF									
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2	0812	CONCRETE C	0 100	0	0	1,308.00	SF	4.00	4.00
3	0810	CONCRETE A	0 100	0	0	183.00	SF	6.50	6.50
4	0855	CONC PAVER	0 100	0	0	75.00	SF	7.00	7.00
6	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	85.00
7	0911	SCRN RM A	0 100	0	0	960.00	SF	17.50	17.50
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TOTAL OB/XF									
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	443,020		
TOTAL MARKET OB/XF VALUE	49,136		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	692,156		
SOH/AGL Deduction	348,726		
ASSESSED VALUE	343,430		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	293,430		
TOTAL JUST VALUE	692,156		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	633,597		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141443	SCRNENC	8,100	07/02/2014
20140892	SWIM POOL	35,449	05/05/2014
B2004346	NEW CONSTR	150,432	11/14/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0952/1411	10/05/2000	WD	Q	V	
GRANTOR: BAJ HOLDINGS INC					SALE PRICE
GRANTEE: MCEWEN DAVID J & SU					65,000
0912/0872	12/21/1999	WD	U	V	19
GRANTOR: GREYLAND REAL ESTATE					38,800
GRANTEE: BAJ HOLDINGS INC					

BUILDING NOTES									
PTO=[YR=2001] W5 FOP=[YR=2001] W38 PTO=[YR=2001] N8 W3									
BAS=[YR=2001] N2 W24 S3 W1 S7 UOP=[YR=2001] W4 S8 E5									
FGR=[YR=2001] S32 E24 N27 W2 N1 W16 N4 W6 \$ N5 W1 N3 \$ S3 E1									
S5 E6 S4 E16 S1 E2 S23 E7 S4 E6 FOP=[YR=2001] S8 E27 N8 W27									
\$ E33 N32 W29 N3 W8 S3 W6 N6 W3 N10 \$ S8 E3 \$ W3 S2 E3 S6 E6									
N3 E8 S3 E24 N8 \$ S8 E5 N8 \$ PTR= E15 FUS=[YR=2001] E6 S4 E7									
S28 W13 N32 \$ W15 \$.									