

LOT 40
IN OR 2207/472
PARKWAY NORTH PB 5/263

BRADLEY JAMES ROBERT & LODEMA GAYLE
1560 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0040-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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
BAL	570	15	86	10,994
BAS	2,273	100	2,273	290,561
DCK	701	10	70	8,948
FGR	606	55	333	42,568
FOP	45	30	14	1,789
FUS	831	100	831	106,228
STR	96	10	10	1,278
TOTALS	5,122		3,617	462,367

EXTRA FEATURES	
L N	OB/XF CODE
1	0812
2	0504
3	0835

LAND DESCRIPTION	
L N	USE CODE
1	000140

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,617	105.5340	150.39	543,961	1992	1992	0	0	0 15.00	85.00
1 SFR CUST - 100% - 2019 Heated Area: 3104 HX Base Yr 2019											
1560 CANOPY DR, FERNANDINA BEACH											

1560 CANOPY DR, FERNANDINA BEACH										XF DATE						LAND DATE	
										INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
2,787.00	SF	4.00	4.00	100	1992	1992	3	66	7,358								
1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480								
17.00	SF	10.00	10.00	100	1998	1998	3	77	131								

LAND DESCRIPTION	
L N	USE CODE
1	000140

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		462,367	
TOTAL MARKET OB/XF VALUE		8,969	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		671,336	
SOH/AGL Deduction		238,661	
ASSESSED VALUE		432,675	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		382,675	
TOTAL JUST VALUE		671,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		618,612	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152966	REPDC	17,856	12/21/2015
B969943	REMODEL	9,600	07/26/1996
7118	NEW CONSTR	107,542	06/22/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2207/0472	6/29/2018	WD	Q	I	01
GRANTOR: FRANZESE REVOCABLE TR					
GRANTEE: BRADLEY JAMES ROBER					
1658/1277	1/06/2010	QC	U	I	11
GRANTOR: FRANZESE RONALD S & H					
GRANTEE: FRANZESE RONALD & H					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W10 DCK=[YR=2016] N8 U11 L9 W36 D8 L9 S11E12 N12 E20 S12 E22\$W22 N12 W20 S12 W22 S18 E7 S14 E14 FOP=[YR=1993] S2 E9 N5 W9 S3 \$ N3 E9S3 E14 FGR=[YR=1993] S23 E14 N4 E8 N25 W22 S6 \$ N6 E25 N6 E5 N20 \$ PTR= E15 FUS=[YR=1993] E4 BAL=[YR=2016] N6 E12 N12 E20 S12 E15 STR=[YR=2016] N12 E8 S12 W8\$ E8 S6 W55\$ E7 S11 E20 N8 E2 N3 E26 S18 W14 S4 W10 N4 W11 N3 W15 S3 W9 N18 \$ W15 \$.	