



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		3 100
Bathrooms		3 100
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

Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1072.00			

TOTALS	3,098		2,687	384,716
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0500	FP-PRE FAB	0 100	0 0
2	0812	CONCRETE C	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100

REVIEW DATE				
02/16/2018				
BY DJX				

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,687	118.9056	169.44	455,285	1991	1991	0	0	15.50	84.50
1 SFR CUST - 100% - 2004											
Heated Area: 2299											
HX Base Yr 2004											
1578 CANOPY DR, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTAL OB/XF			
9,353			

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9,353											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			384,716
TOTAL MARKET OB/XF VALUE			9,353
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			594,069
SOH/AGL Deduction			321,816
ASSESSED VALUE			272,253
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			217,253
TOTAL JUST VALUE			594,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			548,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110379	REPAIR/RRF	12,000	03/17/2011
6312B	NEW CONSTR	74,020	12/26/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2411/0153	11/11/2020	QC	U	I	11
GRANTOR: CARTER JOEL M REVOCAB					
GRANTEE: CARTER JOEL M & REB					
1128/0534	4/08/2003	WD	U	I	01
GRANTOR: CARTER JOEL M & REBEC					
GRANTEE: CARTER JOEL M AS TR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W17 FOP=[YR=1993] W21 D3 R3 S7 E15 N7 R3 U3 \$ D3 L3 S7 W15N7 L3 U3 W7 N9 W11 S9 W5 S25 W2 S8 E2 S12 FGR=[YR=1993] W3 S24 E23 N27 E1 N3 W7 S6 W14 \$ E14 N6 E18 FOP=[YR=1993] S4 E7 N7 W7 S3 \$ N3 E7 S3 E11 N9 E11 N30 \$.					