LOT 49
PARKWAY NORTH PB 5/263

WATSON FAMILY REV TRUST/WATSON WILLIAM J JR TRUSTE
1593 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0049-0000

BUILDING CHARACTERISTICS

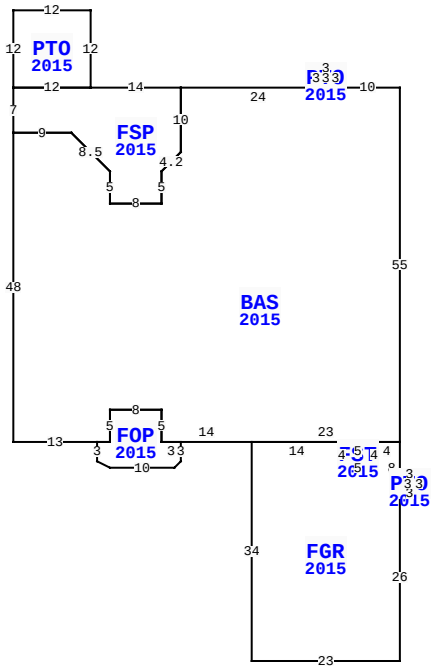
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2,959	474,545
FGR	762	55	419	67,197
FOP	91	30	27	4,330
FSP	302	40	121	19,405
FST	20	55	11	1,764
PTO	9	5	0	0
PTO	9	5	0	0
PTO	144	5	7	1,122
TOTALS	4,296		3,544	568,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,544	116.6220	166.19	588,977	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2016 Heated Area: 2959 HX Base Yr 2016



1593 CANOPY DR, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	1,943.00	SF	5.20	5.20	100	2015	2015	3	96	9,699	
3	0462	ST/AL FNC	0	100	0	0	400.00	SF	10.00	10.00	100	2015	2015	3	81	3,240	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		568,363
TOTAL MARKET OB/XF VALUE		14,879
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		783,242
SOH/AGL Deduction		355,349
ASSESSED VALUE		427,893
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,893
TOTAL JUST VALUE		783,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151226	CO ISSUED	0	11/24/2015
20151226	NEW CONSTR	377,079	05/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1797	1/08/2020	SW	U	I	11	100
GRANTOR: WATSON WILLIAM J JR &						
GRANTEE: WATSON FAMILY REVOC						
2040/1459	12/23/2014	WD	U	I	11	100
GRANTOR: STRICKLAND RICHARD L						
GRANTEE: WATSON WILLIAM JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 PTO=[YR=2015] N3W3S3E3$ W24 FSP=[YR=2015] W14 PTO=[YR=2015] N12 W12 S12 E12$ W12 S7 E9 D6 R6 S5 E8 N5 U3 R3 N10$ S10 D3 L3 S5 W8 N5 U6 L6 W9 S48 E13
FOP=[YR=2015] S3 D1 R2 E10 U1 R1 N3 W3 N5 W8 S5 W2$ E2 N5 E8 S5 E14 FGR=[YR=2015] S34 E23 N26 PTO=[YR=2015] E3 N3 W3 S3$ N8 W4 FST=[YR=2015] W5 S4 E5 N4$ S4 W5 N4 W14$ E23 N55$.

LAND DESCRIPTION

TOTAL OB/XF 14,879

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	000100	C	SFR	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 DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS