

LOT 65  
IN OR 1987/289  
PARKWAY NORTH PB 5/263

JONES ALUN HUW & KAREN  
1555 CANOPY DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0065-0000



| 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       |

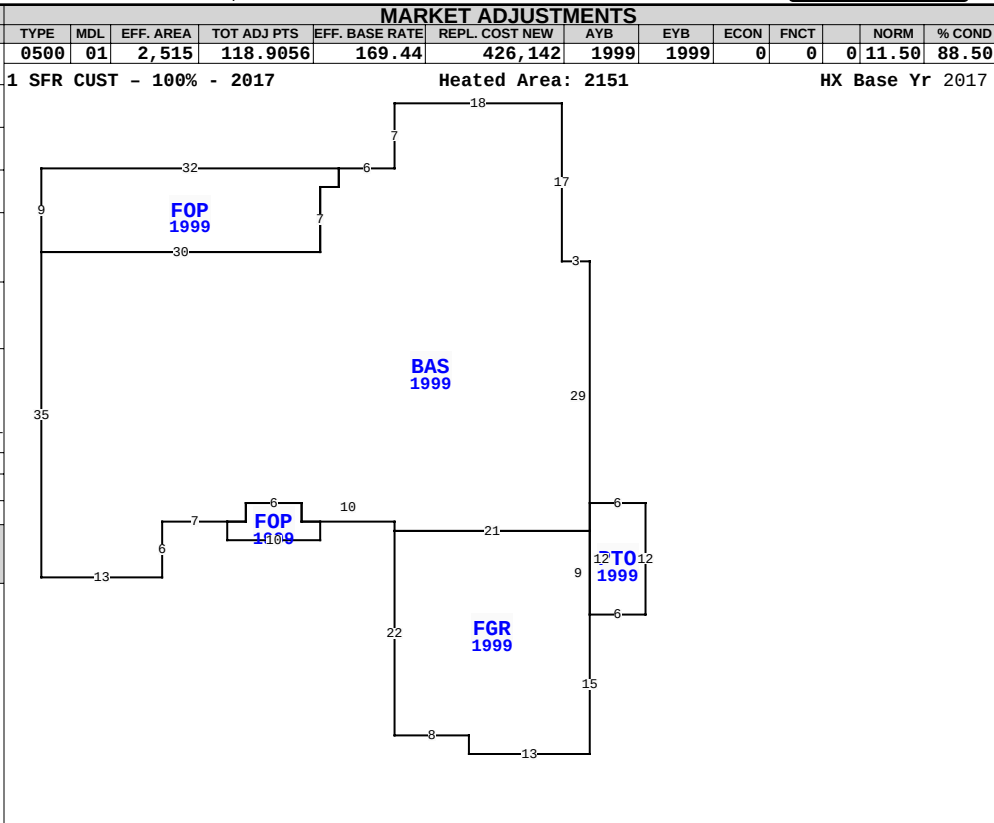
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1072.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,151            | 100         | 2,151        | 322,552              |
| FGR       | 488              | 55          | 268          | 40,188               |
| FOP       | 32               | 30          | 10           | 1,499                |
| FOP       | 274              | 30          | 82           | 12,296               |
| PTO       | 72               | 5           | 4            | 600                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,017 |  | 2,515 | 377,136 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 1,121.00 | SF | 6.50     |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 242.00   | SF | 85.00    |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 892.00   | SF | 7.25     |
| 5              | 0910       | SCRN RM L   | 0   | 100 | 0 | 0 | 1,382.00 | SF | 15.00    |
| 6              | 1242       | WD DECK A   | 0   | 100 | 8 | 4 | 32.00    | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | SFR POND             | 100 |     |          | 0.00  | 0.00  | 1.00        |



|                                  |          |           |
|----------------------------------|----------|-----------|
| 1555 CANOPY DR, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                  | XF DATE  | LAND DATE |
|                                  | INC DATE | AG DATE   |

| L N | 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1999    | 1999        | 3 | 84     | 2,940           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 1,121.00 | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 79     | 5,756           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 242.00   | SF | 85.00    | 85.00          | 100       | 2002    | 2002        | 3 | 32     | 6,582           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 892.00   | SF | 7.25     | 7.25           | 100       | 2002    | 2002        | 3 | 83     | 5,368           |       |
| 5   | 0910       | SCRN RM L   | 0   | 100 | 0 | 0 | 1,382.00 | SF | 15.00    | 15.00          | 100       | 2002    | 2002        | 3 | 21     | 4,353           |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 8 | 4 | 32.00    | SF | 10.00    | 10.00          | 100       | 2002    | 2002        | 3 | 21     | 67              |       |

| TOTAL OB/XF |          |       |       |             |           |     |          |        |         |            |                |            |            | 25,066 |  |  |
|-------------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|------------|--------|--|--|
| R D         | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | LA VA      |        |  |  |
|             |          | 0.00  | 0.00  | 1.00        | UT        |     | 1.00     | 1.00   | 1.05    | 200,000.00 | 210,000.00     | 210,000.00 | 210,000.00 |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
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|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
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|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
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|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
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|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
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|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
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|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
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|             |          |       |       |             |           |     |          |        |         |            |                |            |            |        |  |  |
|             |          |       |       | </          |           |     |          |        |         |            |                |            |            |        |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 377,136     |        |
| TOTAL MARKET OB/XF VALUE  |  | 25,066      |        |
| TOTAL LAND VALUE - MARKET |  | 210,000     |        |
| TOTAL MARKET VALUE        |  | 612,202     |        |
| SOH/AGL Deduction         |  | 255,241     |        |
| ASSESSED VALUE            |  | 356,961     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 306,961     |        |
| TOTAL JUST VALUE          |  | 612,202     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 561,934     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20010694   | SWIM POOL   | 29,000  | 04/23/2001 |
| B990021    | NEW CONSTR  | 192,147 | 03/10/1999 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1987/0289                      | 6/22/2015 | WD           | Q      | I      | 01        | 426,000       |  |  |  |
| GRANTOR: ROBERTSON BILLY & LIS |           |              |        |        |           |               |  |  |  |
| GRANTEE: JONES ALUN HUW & KA   |           |              |        |        |           |               |  |  |  |
| 1521/1477                      | 8/27/2007 | WD           | Q      | I      |           | 466,300       |  |  |  |
| GRANTOR: JOHNSON PETER B & ALI |           |              |        |        |           |               |  |  |  |
| GRANTEE: ROBERTSON BILLY & L   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W18 S7 W6 FOP=[YR=1999] W32 S9 E30 N7 E2 N2 \$ S2 W2 S7 W30 S35 E13 N6 E7 FOP=[YR=1999] S2 E10 N2 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E10 S1 FGR=[YR=1999] S22 E8 S2 E13 N15 PTO=[YR=1999] E6 N12 W6 S12 \$ N9 W21 \$ E21 N29 W3 N17 \$ . |  |  |  |  |  |  |  |  |  |