

LOT 68
IN OR 2264/1834
PARKWAY NORTH PB 5/263

GRANT TRUST/GRANT GEOFFREY E TRUSTEE
1543 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0068-0000



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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

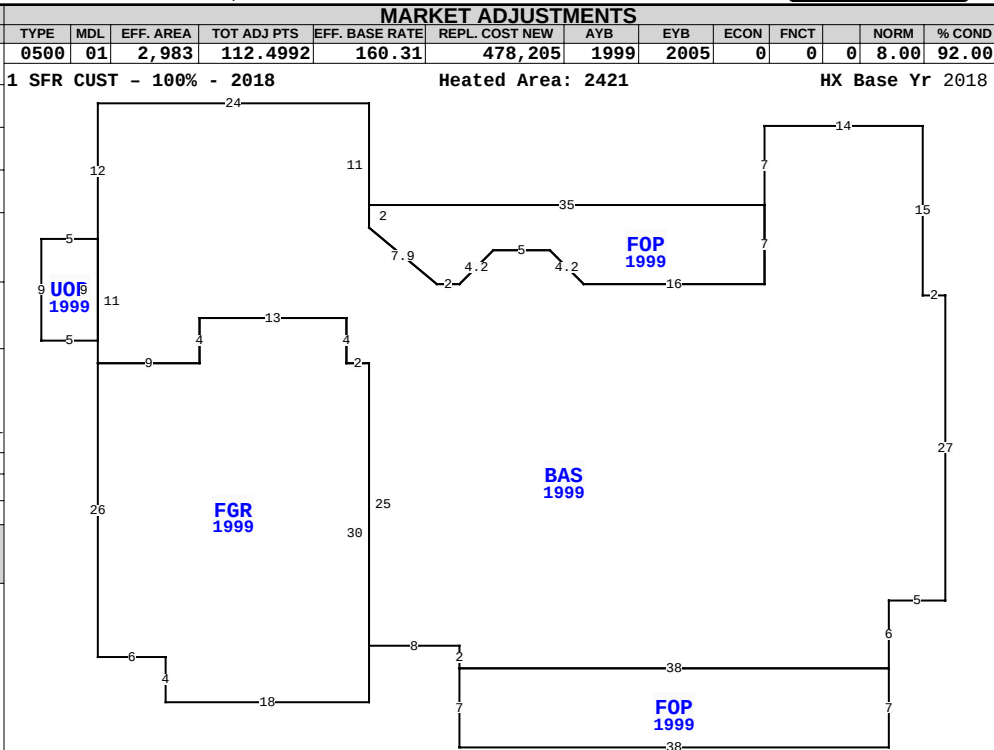
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,421	100	2,421	357,062
FGR	748	55	411	60,616
FOP	206	30	62	9,144
FOP	266	30	80	11,799
UOP	45	20	9	1,328

TOTALS	3,686		2,983	439,949
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,609.00	SF	6.50
2	0825	BRICK	0	100	0	0	222.00	SF	12.50
3	0810	CONCRETE A	0	100	0	0	289.00	SF	6.50
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	853.00	SF	7.00
7	0855	CONC PAVER	0	100	4	5	20.00	SF	7.00
8	0855	CONC PAVER	0	100	4	5	20.00	SF	7.00
9	0911	SCRN RM A	0	100	36	32	1,152.00	SF	17.50

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



1543 CANOPY DR, FERNANDINA BEACH

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

TOTAL OB/XF									
72,547									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					439,949				
TOTAL MARKET OB/XF VALUE					72,547				
TOTAL LAND VALUE - MARKET					210,000				
TOTAL MARKET VALUE					722,496				
SOH/AGL Deduction					291,952				
ASSESSED VALUE					430,544				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					380,544				
TOTAL JUST VALUE					722,496				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					657,322				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150529	SWIM POOL	40,000	03/11/2015
20110368	OTHER	190	03/16/2011
20062544	GAS	350	11/14/2006
B984679	NEW CONSTR	144,476	12/16/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2264/1834	3/28/2019	SW	U	I	11	100	
GRANTOR: GRANT GEOFFREY EDMUND							
GRANTEE: GRANT TRUST							
1860/1872	6/07/2013	WD	Q	I	02	441,000	
GRANTOR: HIGGINS GARY J & DEBO							
GRANTEE: GRANT GEOFFREY EDMU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W2 N15 W14 S7 FOP=[YR=1999] W35 S2 D5 R6 E2 U3 R3 E5 D3 R3 E16 N7 S7 W16 U3 L3 W5 D3 L3 W2 U5 L6 N11 W24 S12 UOP=[YR=1999] W5 S9 E5 N9 S S11 FGR=[YR=1999] S26 E6 S4 E18 N30 W2 N4 W13 S4 W9 S E9 N4 E13 S4 E2 S25 E8 S2 FOP=[YR=1999] S7 E38 N7 W38 S E38 N6 E5 N27 S .									