

LOT 69
IN OR 781/1694
PARKWAY NORTH PB 5/263

RATCHFORD MARTHA R &/TUCKER WILLIAM A
1539 CANOPY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-163N-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,134	100	2,134	309,726
FGR	726	55	399	57,910
FOP	55	30	16	2,322
FOP	181	30	54	7,837
PTO	87	5	4	581

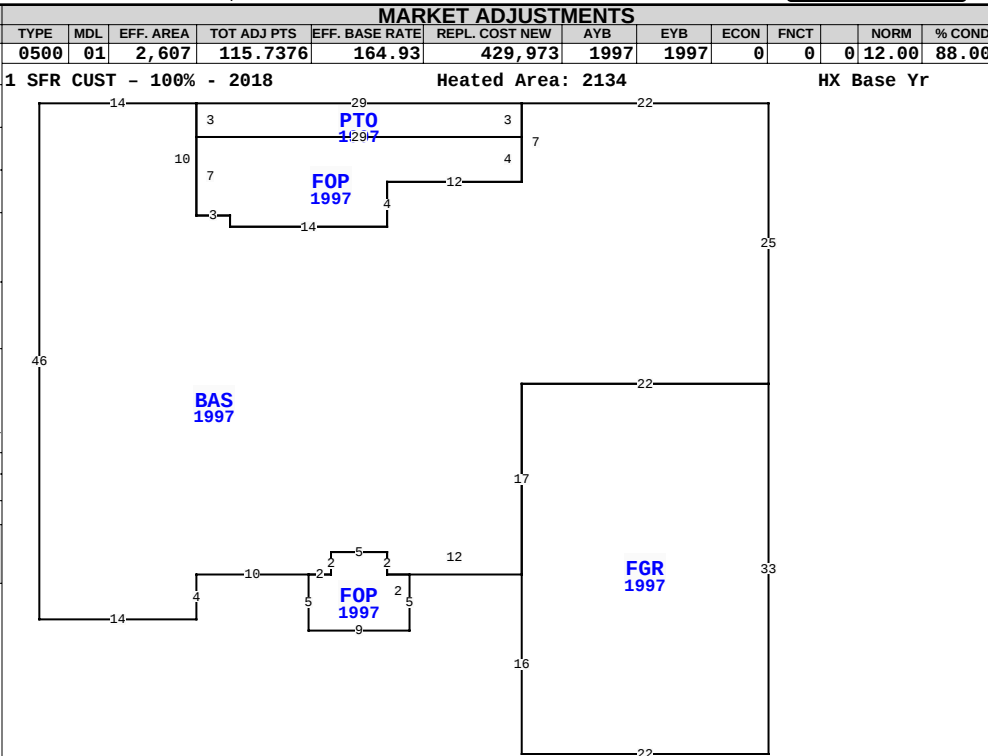
TOTALS 3,183 2,607 378,376

EXTRA FEATURES

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	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,785.00	SF	4.00	4.00	100	1997	1997	3	75	5,355	
3	0845	KOOL DECK	0	100	0	0	863.00	SF	7.25	7.25	100	1997	1997	3	75	4,693	
4	0910	SCRN RM L	0	100	0	0	1,141.00	SF	15.00	15.00	100	1997	1997	3	20	3,423	
5	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00	85.00	100	1997	1997	3	21	6,765	
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							



1539 CANOPY DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
D	VALUATION SUMMARY		
0	VALUATION BY		STANDARD
	Tax Group: 2	Tax Dist:	
	BUILDING MARKET VALUE		378,376
	TOTAL MARKET OB/XF VALUE		23,791
	TOTAL LAND VALUE - MARKET		210,000
	TOTAL MARKET VALUE		612,167
	SOH/AGL Deduction		0
	ASSESSED VALUE		612,167
	TOTAL EXEMPTION VALUE	13	612,167
	BASE TAXABLE VALUE		0
	TOTAL JUST VALUE		612,167
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		563,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171016	REMODEL	45,000	04/04/2017
20061927	H/AC	9,820	08/17/2006
B9710422	SWIM POOL	15,600	04/11/1997
B9610021	NEW CONSTR	138,192	09/06/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0781/1694	1/10/1997	WD	Q	I	
					SALE PRICE
					172,000

GRANTOR: ATLANTIC BUILDERS
GRANTEE: RATCHFORD MARTHA R
0762/1918 6/13/1996 WD U V 19 34,500
GRANTOR: ISLAND BUILDERS OF AM
GRANTEE: ATLANTIC BUILDERS I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 PTO=[YR=1997] W29 S3 FOP=[YR=1997] S7 E3 S1 E14 N4 E12 N4 W29 \$ E29 N3 \$ S7 W12 S4 W14 N1 W3 N10 W14 S46 E14 N4 E10 FOP=[YR=1997] S5 E9 N5 W2 N2 W5 S2 W2 \$ E2 N2 E5 S2 E12 FGR=[YR=1997] S16 E22 N33 W22 S17 \$ N17 E22 N25 \$.