

AKKARACH DOME &/DAO TOLAN THI
4407 TITLEIST DR
FERNANDINA BEACH, FL 32034

2024



BUILDING CONSTRUCTION

ELEMENT CD

016 WD FR STUC 100

003 GABLE/HIP 100

003 COMP SHNGL 100

005 DRYWALL 100

014 CARPET 70

011 CLAY TILE 30

003 CENTRAL 100

004 AIR DUCTED 100

004 100
2 100

002 WOOD FRAME 100

001 1. 100
0 100

000 NONE 100

005 Quality Level 05

0100 SINGLE FAMILY

MAP NUM MKT AREA 001

NEIGHBORHOOD/LOC 1072.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

0BAS 2,113 100 2,113 327,370

0BAS 225 100 225 34,860

0FGR 494 55 272 42,142

0FOP 48 30 14 2,169

0SFB 200 80 160 24,789

TOTALS 3,080 2,784 431,329

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 0 0 0 1.00 UT 3,500.00 3,500.00 100 1998 1998 3 81 2,835

2 0810 CONCRETE A 0 0 0 0 887.00 SF 6.50 6.50 100 1998 1998 3 75 4,324

3 0810 CONCRETE A 0 0 0 0 16.00 SF 6.50 6.50 100 1998 1998 3 75 78

4 0810 CONCRETE A 0 0 11 5 55.00 SF 6.50 6.50 100 1998 1998 3 75 268

5 1126 CB/STC 8" 0 0 0 0 90.00 SF 8.00 8.00 100 1998 1998 3 75 540

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000140 C SFR GOLF A 0 R1-G 0.00 0.00 1.00 UT 1.00 1.00 1.00 200,000.00 200,000.00 200,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 2,784 116.0544 174.08 484,639 1998 2001 0 0 0 11.00 89.00

1 SFR CUST - 0% - 0 Heated Area: 2498 HX Base Yr

15 24 5.7 28 8 4 24 4 37 12 2 7 5 6 4 3 4 2 10 3 3 6 4 2 7 2 4 21 4 2 7 2 6

15 BAS 2009 15 BAS 1998 42 FGR 1998 9 FOP 1998 10 SFB 2006

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 431,329

TOTAL MARKET OB/XF VALUE 8,045

TOTAL LAND VALUE - MARKET 200,000

TOTAL MARKET VALUE 639,374

SOH/AGL Deduction 115,730

ASSESSED VALUE 523,644

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 523,644

TOTAL JUST VALUE 639,374

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 620,327

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2300/1544 8/27/2019 WD Q I 02 439,000

GRANTOR: CHERRY KENNETH & SYLV

GRANTEE: AKKARACH DOME & TOL

1229/0172 5/10/2004 WD Q I 300,000

GRANTOR: RODGERS ROBERT L & AL

GRANTEE: CHERRY KENNETH & SY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 SFB=[YR=2006] N8 W28 R4 D4 S4 E24\$ W24 N4 U4 L4 W24 BAS=[YR=2009] W15 S15 E15 N15\$ S42 FGR=[YR=1998] S24 E4 S2 E7 N2 E4 N1 E6 N21 W9 N2 W12\$ E12 S2 E7 N5 E6 FOP=[YR=1998] S4 E10 N4 W3 N2 W4 S2 W3\$ E3 N2 E4 S2 E10 S6 E4 S2 E7 N2 E3 N37\$.