LOT 16
PARKWAY NORTH PB 5/263

SOMORA VICKI D
4406 TITLEIST DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

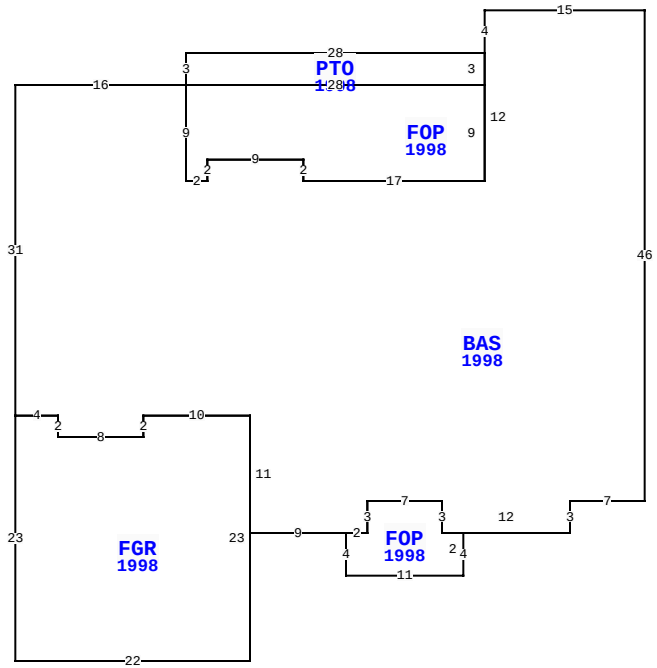
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,081	100	2,081	322,696
FGR	490	55	270	41,868
FOP	65	30	20	3,101
FOP	234	30	70	10,854
PTO	84	5	4	620
TOTALS	2,954		2,445	379,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,445	118.1488	177.22	433,303	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2000 Heated Area: 2081 HX Base Yr 2000



4406 TITLEIST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		379,140
TOTAL MARKET OB/XF VALUE		39,018
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		618,158
SOH/AGL Deduction		317,784
ASSESSED VALUE		300,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,374
TOTAL JUST VALUE		618,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173509	SCRNRM	12,000	11/08/2017
B0040462	XFOB	4,000	03/10/2004
B0034299	SWIM POOL	24,000	12/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1271	2/25/2021	QC	U	I	11	100
GRANTOR: SOMORA JEFFERY						
GRANTEE: SOMORA VICKI D						
0863/0683	1/19/1999	WD	Q	I		179,300
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SOMORA JEFFERY & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15S4 PTO=[YR=1998] W28 S3 FOP=[YR=1998] S9 E2 N2 E9 S2 E17 N9 W28 $ E28 N3 $ S12 W17 N2 W9 S2 W2 N9W16 S31 FGR=[YR=1998] S23 E22 N23 W10 S2 W8 N2 W4 $ E4 S2 E8 N2 E10 S11 E9 FOP=[YR=1998] S4 E11 N4 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E12 N3 E7 N46 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,036.00	SF	6.50	6.50	100	1998	1998	3	75	5,051	
3	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1998	1998	3	75	878	
4	0861	POOL GUNIT	0	100	0	0	386.00	SF	85.00	85.00	100	2004	2004	3	36	11,812	
5	0845	KOOL DECK	0	100	0	0	479.00	SF	7.25	7.25	100	2004	2004	3	84	2,917	
6	0911	SCRN RM A	0	100	0	0	959.00	SF	17.50	17.50	100	2018	2018	3	82	13,762	
7	0810	CONCRETE A	0	100	0	0	255.00	SF	6.50	6.50	100	2004	2004	3	84	1,392	
8	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	100	2004	2004	3	84	371	

LAND DESCRIPTION

TOTAL OB/XF 39,018

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	000140	C	SFR GOLF A	100		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