

LOT 37 IN OR 952/1411
PARKWAY NORTH PB 5/263

MCEWEN DAVID J & SUSAN L
1550 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0037-0000



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 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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	2,002	100	2,002	316,537
FGR	694	55	382	60,398
FOP	216	30	65	10,277
FOP	286	30	86	13,598
FUS	388	100	388	61,347
PTO	24	5	1	158
PTO	40	5	2	316
UOP	37	20	7	1,107
TOTALS	3,687		2,933	463,739

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,933	117.7726	176.66	518,144	2001	2001	0	0	10.50	89.50
1 SFR CUST - 100% - 2002 Heated Area: 2390 HX Base Yr 2002											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				463,739			
TOTAL MARKET OB/XF VALUE				47,166			
TOTAL LAND VALUE - MARKET				200,000			
TOTAL MARKET VALUE				710,905			
SOH/AGL Deduction				357,172			
ASSESSED VALUE				353,733			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				303,733			
TOTAL JUST VALUE				710,905			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				692,156			

EXTRA FEATURES										1550 CANOPY DR, FERNANDINA BEACH				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	2001	2001	3	85	2,975		
2	0812	CONCRETE C	0 100	0	0	1,308.00	SF	4.00	4.00	100	2001	2001	3	80	4,186		
3	0810	CONCRETE A	0 100	0	0	183.00	SF	6.50	6.50	100	2001	2001	3	80	952		
4	0855	CONC PAVER	0 100	0	0	75.00	SF	7.00	7.00	100	2002	2002	3	82	431		
5	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	85.00	100	2014	2014	3	75	24,098		
6	0911	SCRN RM A	0 100	0	0	960.00	SF	17.50	17.50	100	2014	2014	3	65	10,920		
7	0855	CONC PAVER	0 100	0	0	542.00	SF	7.00	7.00	100	2014	2014	3	95	3,604		