

LOT 40
IN OR 2207/472
PARKWAY NORTH PB 5/263

BRADLEY JAMES ROBERT & LODEMA GAYLE
1560 CANOPY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		4 100
Bathrooms		2 100
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
BAL	570	15	86	11,504
BAS	2,273	100	2,273	304,045
DCK	701	10	70	9,363
FGR	606	55	333	44,543
FOP	45	30	14	1,873
FUS	831	100	831	111,157
STR	96	10	10	1,338

TOTALS	5,122		3,617	483,822
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,787.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0835	QUARY TILE	0	100	0	0	17.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,617	105.5340	158.30	572,571	1992	1992	0	0	15.50	84.50
1 SFR CUST - 100% - 2019											
Heated Area: 3104											
HX Base Yr 2019											

1560 CANOPY DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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	0812	CONCRETE C	0	100	0	0	2,787.00	SF	4.00	4.00	100	1992	1992	3	64	7,135	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	1,440	
3	0835	QUARY TILE	0	100	0	0	17.00	SF	10.00	10.00	100	1998	1998	3	75	128	

TOTAL OB/XF										8,703							
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
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

Market:	0
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Agricultural:	0
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Common:	200,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		483,822	
TOTAL MARKET OB/XF VALUE		8,703	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		692,525	
SOH/AGL Deduction		246,870	
ASSESSED VALUE		445,655	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		395,655	
TOTAL JUST VALUE		692,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		671,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152966	REPDC	17,856	12/21/2015
B969943	REMODEL	9,600	07/26/1996
7118	NEW CONSTR	107,542	06/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2207/0472	6/29/2018	WD	Q	I	01	550,000	
GRANTOR: FRANZESE REVOCABLE TR							
GRANTEE: BRADLEY JAMES ROBER							
1658/1277	1/06/2010	QC	U	I	11	100	
GRANTOR: FRANZESE RONALD S & H							
GRANTEE: FRANZESE RONALD & H							

BUILDING NOTES									
BAS=[YR=1993] W10 DCK=[YR=2016] N8 U11 L9 W36 D8 L9 S11E12 N12 E20 S12 E22\$W22 N12 W20 S12 W22 S18 E7 S14 E14 FOP=[YR=1993] S2 E9 N5 W9 S3 \$ N3 E9S3 E14 FGR=[YR=1993] S23 E14 N4 E8 N25 W22 S6 \$ N6 E25 N6 E5 N20 \$ PTR= E15 FUS=[YR=1993] E4 BAL=[YR=2016] N6 E12 N12 E20 S12 E15 STR=[YR=2016] N12 E8 S12 W8\$ E8 S6 W55\$ E7 S11 E20 N8 E2 N3 E26 S18 W14 S4 W10 N4 W11 N3 W15 S3 W9 N18 \$ W15 \$.									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 DCK=[YR=2016] N8 U11 L9 W36 D8 L9 S11E12 N12 E20 S12 E22\$W22 N12 W20 S12 W22 S18 E7 S14 E14 FOP=[YR=1993] S2 E9 N5 W9 S3 \$ N3 E9S3 E14 FGR=[YR=1993] S23 E14 N4 E8 N25 W22 S6 \$ N6 E25 N6 E5 N20 \$ PTR= E15 FUS=[YR=1993] E4 BAL=[YR=2016] N6 E12 N12 E20 S12 E15 STR=[YR=2016] N12 E8 S12 W8\$ E8 S6 W55\$ E7 S11 E20 N8 E2 N3 E26 S18 W14 S4 W10 N4 W11 N3 W15 S3 W9 N18 \$ W15 \$.									

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