

LOT 44
IN OR 2114/958
PARKWAY NORTH PB 5/263

MCCARTHY GLENN M & JUDITH ANN
1570 CANOPY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

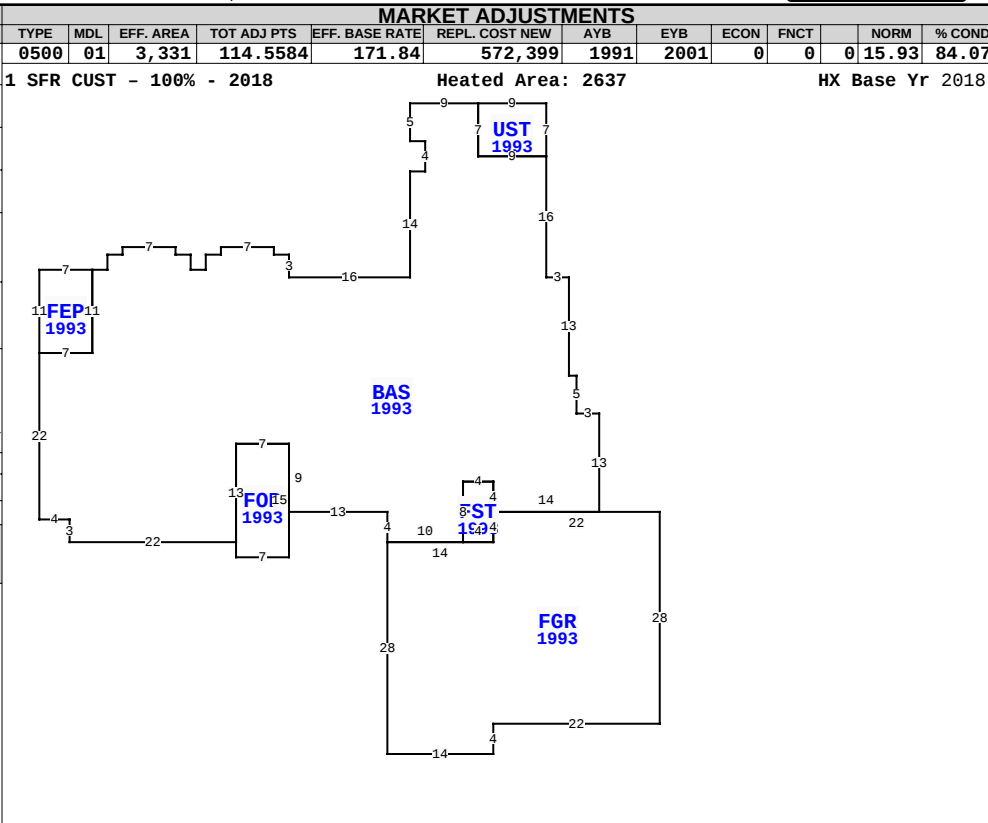
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,637	100	2,637	380,956
FEP	77	80	62	8,957
FGR	1,008	55	554	80,034
FOP	105	30	32	4,623
FST	32	55	18	2,600
UST	63	45	28	4,045

TOTALS	3,922		3,331	481,216
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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	2,334.00	SF	4.00
2	0858	SCULP CONC	0	100	29	6	174.00	SF	13.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	632.00	SF	7.25
6	0910	SCRN RM L	0	100	0	0	965.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R1-G	0.00	0.00	1.00



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	2,334.00	SF	4.00	4.00	100	1991	1991	3	62	5,788	
2	0858	SCULP CONC	0	100	29	6	174.00	SF	13.00	13.00	100	1991	1991	3	87	1,968	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	1991	1991	3	20	5,712	
5	0845	KOOL DECK	0	100	0	0	632.00	SF	7.25	7.25	100	1991	1991	3	62	2,841	
6	0910	SCRN RM L	0	100	0	0	965.00	SF	15.00	15.00	100	1991	1991	3	20	2,895	

TOTAL OB/XF										21,654							
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	000100	C	SFR	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		481,216	
TOTAL MARKET OB/XF VALUE		21,654	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		702,870	
SOH/AGL Deduction		345,286	
ASSESSED VALUE		357,584	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		307,584	
TOTAL JUST VALUE		702,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		683,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110197	REPAIR/RRF	11,000	02/10/2011
6432	SWIM POOL	10,000	03/22/1991
6300B	NEW CONSTR	89,200	12/13/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2114/0958	4/18/2017	WD	Q	I	01	449,000	
GRANTOR: HANNA JEAN G REVOCABL							
GRANTEE: MCCARTHY GLENN MICH							
0919/1592	2/11/2000	WD	U	I	01	100	
GRANTOR: HANNA JEAN G							
GRANTEE: HANNA JEAN G TRUSTE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W9 BAS=[YR=1993] W9 S5 E2 S4 W2 S14 W16 N3 W2 N1 W7 S1 W2 S2 W2 N1 W7 S1 W2 S2 W2 FEP=[YR=1993] W7 S11 E7 N11 \$ S11 W7 S22 E4 S3 E22 FOP=[YR=1993] S2 E7 N15 W7 S13 \$ N13 E7 S9 E13 S4 FGR=[YR=1993] S28 E14 N4 E22 N28 W22 FST=[YR=1993] N4 W4 S8 E4 N4 \$ S4 W14 \$ E10 N8 E4 S4 E14 N13 W3 N5 W1 N13 W3 N16 W9 N7 \$ S7 E9 N7 \$.									