LOT 47
PARKWAY NORTH PB 5/263

PENDERGRAST JANET
1582 CANOPY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0047-0000

BUILDING CHARACTERISTICS

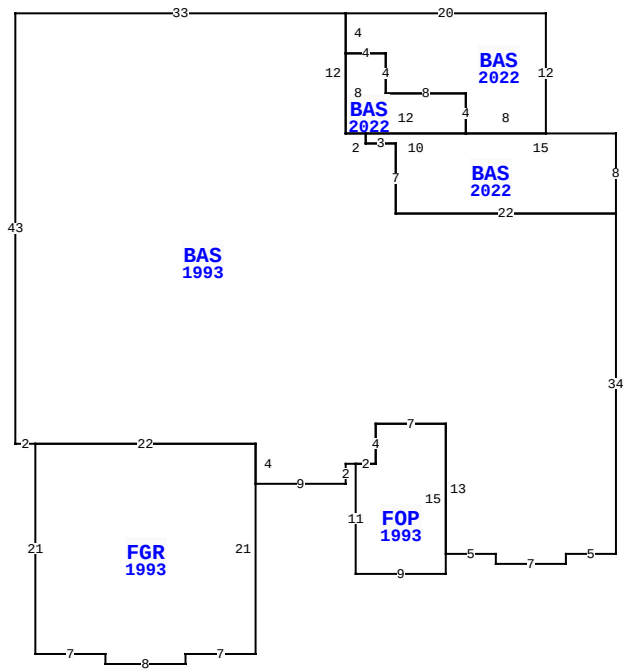
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,299	100	2,299	296,159
BAS	64	100	64	8,244
BAS	176	100	176	22,673
BAS	179	100	179	23,059
FGR	470	55	258	33,236
FOP	127	30	38	4,895
TOTALS	3,315		3,014	388,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,014	110.8140	166.22	500,987	1993	1993	0	0	0	22.50	77.50

1 SFR CUST – 100% - 2021 Heated Area: 2718 HX Base Yr 2021



1582 CANOPY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		388,265
TOTAL MARKET OB/XF VALUE		12,852
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		601,117
SOH/AGL Deduction		176,555
ASSESSED VALUE		424,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		374,562
TOTAL JUST VALUE		601,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222043	REMODEL	0	04/01/2022
20102072	REPAIR/RRF	6,000	12/06/2010
B032465	REPAIR/RRF	1,000	02/06/2003
B9610209	ADDITION	3,256	12/19/1996
7557	NEW CONSTR	76,714	03/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1483	6/27/2024	QC	U	I	11	100
GRANTOR: PENDERGRAST SUMTER &						
GRANTEE: PENDERGRAST JANET						
2362/1741	5/20/2020	WD	Q	I	02	570,000
GRANTOR: TAYLOR RICHARD D & CA						
GRANTEE: PENDERGRAST SUMTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 BAS=[YR=1993] W33 S43 E2 FGR=[YR=1993] S21 E7 S1 E8 N1 E7 N21 W22 $ E22 S4 E9 N2E1 FOP=[YR=1993] S11 E9 N15 W7 S4 W2 $ E2 N4 E7 S13 E5 S1 E7 N1 E5 N34 BAS=[YR=2022] N8 W15 BAS=[YR=2022] N4 W8 N4 W4 S8 E12$ W10 S1 E3 S7 E22 $ W22 N7 W3 N1 W2 N12 $ S4 E4 S4 E8 S4 E8 N12 $.

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	0855	CONC PAVER	0	100	0	0	1,376.00	SF	7.00	7.00	100	2012	2012	3	93	8,958	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
3	0855	CONC PAVER	0	100	0	0	208.00	SF	10.00	10.00	100	2012	2012	3	93	1,934	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1993	1993	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 12,852

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	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							

REVIEW DATE 11/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS