LOT 48
IN OR 2248/401
PARKWAY NORTH PB 5/263

LEDNOVICH FAMILY TRUST/LEDNOVICH MICHAEL TRUSTEE
1586 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

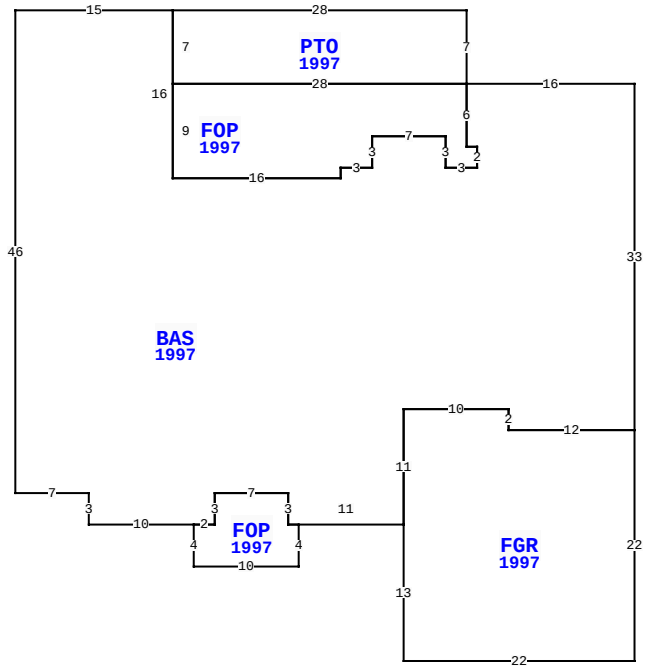
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,102	100	2,102	341,208
FGR	504	55	277	44,964
FOP	61	30	18	2,922
FOP	221	30	66	10,713
PTO	196	5	10	1,623
TOTALS	3,084		2,473	401,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,473	115.7376	173.61	429,338	1997	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2018 Heated Area: 2102 HX Base Yr 2018



1586 CANOPY 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		401,431
TOTAL MARKET OB/XF VALUE		44,479
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		645,910
SOH/AGL Deduction		254,373
ASSESSED VALUE		391,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		341,537
TOTAL JUST VALUE		645,910
NCON VALUE		16,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180079	SWIM POOL	25,000	01/10/2018
20101084	H/AC	8,600	07/01/2010
B9710581	NEW CONSTR	116,136	07/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/0401	1/04/2019	QC	U	I	11	100
GRANTOR: LEDNOVICH MICHAEL A &						
GRANTEE: LEDNOVICH FAMILY TR						
2150/1802	10/06/2017	WD	Q	I	02	435,000
GRANTOR: CROAKE JOHN M & ALICE						
GRANTEE: LEDNOVICH MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 PTO=[YR=1997] N7 W28 S7 FOP=[YR=1997] S9 E16 N1 E3 N3 E7 S3 E3 N2 W1 N6 W28$ E28$S6 E1 S2 W3 N3 W7 S3 W3 S1 W16 N16 W15 S46 E7 S3 E10 FOP=[YR=1997] S4 E10 N4 W1 N3 W7 S3 W2$ E2 N3 E7 S3 E11 FGR=[YR=1997] S13 E22 N22 W12 N2 W10 S11$ N11 E10 S2 E12 N33$.

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	1997	1997	3	80	2,800	
3	1126	CB/STC 8"	0	100	9	3	27.00	SF	8.00	8.00	100	1997	1997	3	73	158	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2018	2018	3	87	21,298	
5	0855	CONC PAVER	0	100	0	0	622.00	SF	7.00	7.00	100	2018	2018	3	97	4,223	
6	0855	CONC PAVER	0	100	0	0	1,600.00	SF	10.00	10.00	100	2024	2019		100	16,000	

LAND DESCRIPTION

TOTAL OB/XF 44,479

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS