LOT 50
IN OR 1304/568
PARKWAY NORTH PB 5/263

SEAGRAVES ELI & THEA R
1589 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

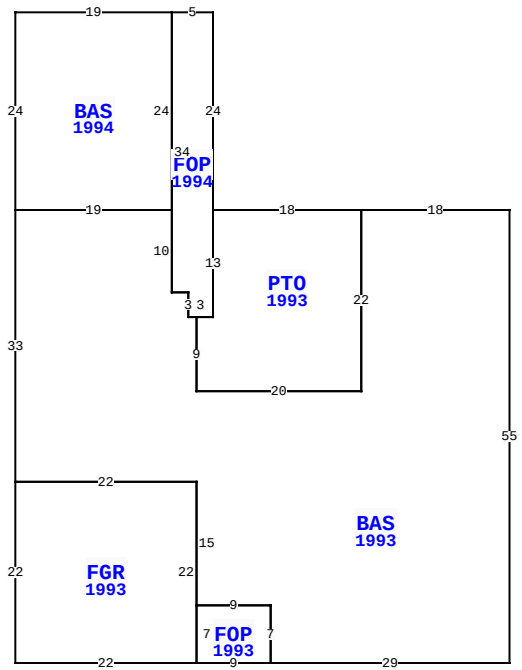
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,280	100	2,280	297,177
BAS	456	100	456	59,435
FGR	484	55	266	34,670
FOP	63	30	19	2,477
FOP	179	30	54	7,038
PTO	414	5	21	2,737
TOTALS	3,876		3,096	403,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,096	114.5584	171.84	532,017	1990	1990	0	0	0	24.15	75.85

1 SFR CUST – 100% - 2006 Heated Area: 2736 HX Base Yr 2006



1589 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		403,535
TOTAL MARKET OB/XF VALUE		5,219
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		608,754
SOH/AGL Deduction		330,778
ASSESSED VALUE		277,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,976
TOTAL JUST VALUE		608,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7826	ADDITION	15,000	07/28/1993
5767B	NEW CONSTR	92,610	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0568	3/24/2005	TD	Q	I		449,900
GRANTOR: BOUFFARD GERALDINE B						
GRANTEE: SEAGRAVES ELI & THE						
0957/0400	11/07/2000	QC	U	I	01	100
GRANTOR: BOUFFARD GERALDINE B						
GRANTEE: BOUFFARD GERALDINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] W18 FOP=[YR=1994] N24 W5 BAS=[YR=1994] W19 S24 E19 N24 $ S34 E2 S3 E3 N13 $ S13 W2 S9 E20 N22 $ S22 W20 N9 W1 N3W2 N10 W19 S33 FGR=[YR=1993] S22 E22FOP=[YR=1993] E9 N7 W9 S7 $ N22 W22 $ E22 S15 E9 S7 E29 N55 $.

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	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	100	56	18	1,008.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,399	
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	1990	1990	3	59.5	104	
4	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 5,219

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS