LOT 64
IN OR 1947/1852
PARKWAY NORTH PB 5/263

ROWDON WILLIAM C & ANTONIA F
1559 CANOPY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0064-0000

BUILDING CHARACTERISTICS

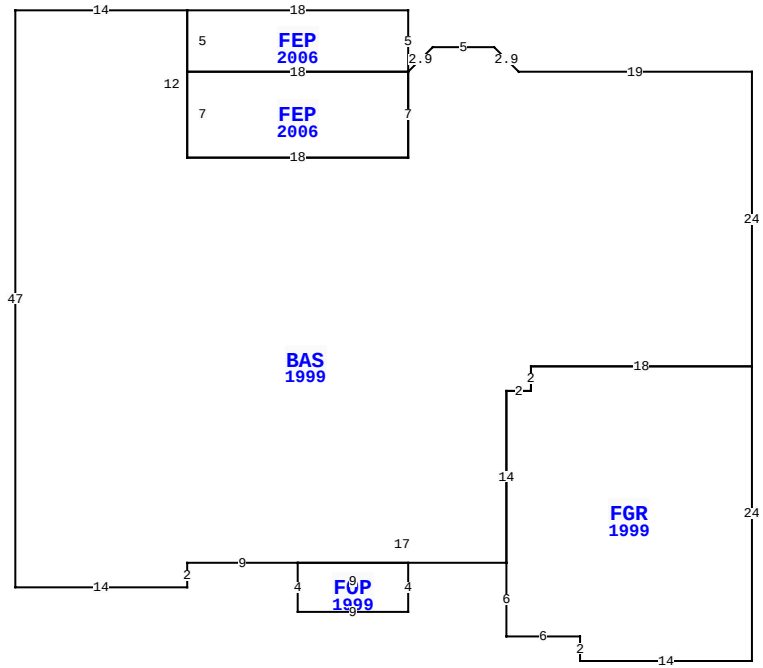
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,070	100	2,070	361,957
FEP	90	80	72	12,589
FEP	126	80	101	17,661
FGR	464	55	255	44,589
FOP	36	30	11	1,923
TOTALS	2,786		2,509	438,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,509	125.3472	188.02	471,742	1999	2009	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2015 Heated Area: 2070 HX Base Yr 2015



1559 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		438,720
TOTAL MARKET OB/XF VALUE		45,651
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		684,371
SOH/AGL Deduction		279,087
ASSESSED VALUE		405,284
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		355,284
TOTAL JUST VALUE		684,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		666,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110178	XFOB	7,200	02/07/2011
20102058	SWIM POOL	22,000	12/01/2010
20102059	SWIM POOL	1,500	12/01/2010
20102060	ELEC OTHER	650	12/01/2010
20061695	XFOB	18,600	07/20/2006
B990023	NEW CONSTR	170,417	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1947/1852	11/17/2014	WD	Q	I	01	410,000
GRANTOR: COYLE DAVID W & LYNNE						
GRANTEE: ROWDON WILLIAM C &						
1693/1554	8/16/2010	WD	Q	I	01	345,000
GRANTOR: ANDREW DENNIS G & LIN						
GRANTEE: COYLE DAVID W & LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W19 U2 L2 W5 D2 L2 FEP=[YR=2006] N5 W18 S5 E18$ FEP=[YR=2006] W18 S7 E18 N7$ S7 W18 N12 W14 S47 E14 N2 E9 FOP=[YR=1999] S4 E9 N4 W9$ E17 FGR=[YR=1999] S6 E6 S2 E14 N24 W18 S2 W2 S14$ N14 E2 N2 E18 N24$.

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	930.00	SF	6.50	6.50	100	1999	1999	3	77	4,655	
3	0810	CONCRETE A	0	100	0	0	156.00	SF	6.50	6.50	100	1999	1999	3	77	781	
4	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	1999	1999	3	77	225	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2006	2006	3	87	2,610	
6	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2011	2011	3	64	16,973	
7	0911	SCRN RM A	0	100	0	0	1,000.00	SF	17.50	17.50	100	2011	2011	3	50	8,750	
8	0855	CONC PAVER	0	100	0	0	747.00	SF	10.00	10.00	100	2011	2011	3	92	6,872	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 45,651

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