

LOT 65
IN OR 1987/289
PARKWAY NORTH PB 5/263

JONES ALUN HUW & KAREN
1555 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0065-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,151	100	2,151	337,614
FGR	488	55	268	42,064
FOP	32	30	10	1,570
FOP	274	30	82	12,871
PTO	72	5	4	627

TOTALS	3,017		2,515	394,746
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,121.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	242.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	892.00	SF	7.25
5	0910	SCRN RM L	0	100	0	0	1,382.00	SF	15.00
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		R1-G	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,515	118.9056	178.36	448,575	1999	1999	0	0	0	12.00	88.00
1 SFR CUST - 100% - 2017												
Heated Area: 2151												
HX Base Yr 2017												

1555 CANOPY DR, FERNANDINA BEACH												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		394,746	
TOTAL MARKET OB/XF VALUE		23,994	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		628,740	
SOH/AGL Deduction		261,070	
ASSESSED VALUE		367,670	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		317,670	
TOTAL JUST VALUE		628,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		612,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010694	SWIM POOL	29,000	04/23/2001
B990021	NEW CONSTR	192,147	03/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0289	6/22/2015	WD	Q	I	01	426,000
GRANTOR: ROBERTSON BILLY & LIS						
GRANTEE: JONES ALUN HUW & KA						
1521/1477	8/27/2007	WD	Q	I		466,300
GRANTOR: JOHNSON PETER B & ALI						
GRANTEE: ROBERTSON BILLY & L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W18 S7 W6 FOP=[YR=1999] W32 S9 E30 N7 E2 N2 \$ S2 W2 S7 W30 S35 E13 N6 E7 FOP=[YR=1999] S2 E10 N2 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E10 S1 FGR=[YR=1999] S22 E8 S2 E13 N15 PTO=[YR=1999] E6 N12 W6 S12 \$ N9 W21 \$ E21 N29 W3 N17 \$.									