LOT 69
IN OR 781/1694
PARKWAY NORTH PB 5/263

RATCHFORD MARTHA R &/TUCKER WILLIAM A
1539 CANOPY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0069-0000

BUILDING CHARACTERISTICS

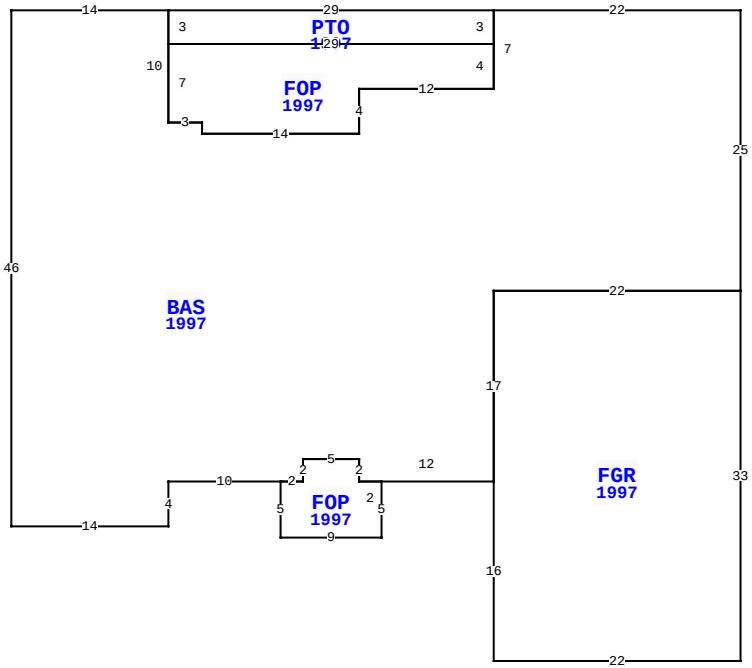
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,134	100	2,134	324,174
FGR	726	55	399	60,611
FOP	55	30	16	2,431
FOP	181	30	54	8,203
PTO	87	5	4	607
TOTALS	3,183		2,607	396,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,607	115.7376	173.61	452,601	1997	1997	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2018 Heated Area: 2134 HX Base Yr



1539 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		396,026
TOTAL MARKET OB/XF VALUE		23,165
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		629,191
SOH/AGL Deduction		0
ASSESSED VALUE		629,191
TOTAL EXEMPTION VALUE	13	629,191
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		629,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171016	REMODEL	45,000	04/04/2017
20061927	H/AC	9,820	08/17/2006
B9710422	SWIM POOL	15,600	04/11/1997
B9610021	NEW CONSTR	138,192	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/1694	1/10/1997	WD	Q	I		172,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: RATCHFORD MARTHA R						
0762/1918	6/13/1996	WD	U	V	19	34,500
GRANTOR: ISLAND BUILDERS OF AM						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 PTO=[YR=1997] W29 S3 FOP=[YR=1997] S7 E3 S1 E14 N4 E12 N4 W29 $ E29 N3 $ S7 W12 S4 W14 N1 W3 N10 W14 S46 E14 N4 E10 FOP=[YR=1997] S5 E9 N5 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E12 FGR=[YR=1997] S16 E22 N33 W22 S17 $ N17 E22 N25 $.

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	
2	0812	CONCRETE C	0	100	0	0	1,785.00	SF	4.00	4.00	100	1997	1997	3	73	5,212	
3	0845	KOOL DECK	0	100	0	0	863.00	SF	7.25	7.25	100	1997	1997	3	73	4,567	
4	0910	SCRN RM L	0	100	0	0	1,141.00	SF	15.00	15.00	100	1997	1997	3	20	3,423	
5	0861	POOL GUNIT	0	100	0	0	379.00	SF	85.00	85.00	100	1997	1997	3	20	6,443	
6	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 23,165

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	000134	C	SFR POND	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS