LOT 72
IN OR 1905/611
PARKWAY NORTH PB 5/263

LAWARE MARGARET A &/BUCHANAN WILLIAM F
1502 CANOPY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-163N-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

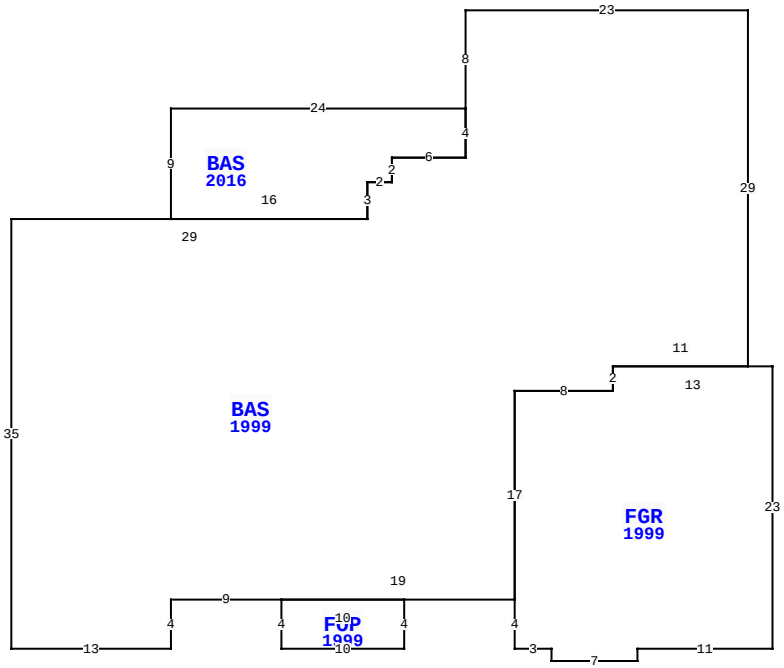
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,994	100	1,994	323,048
BAS	180	100	180	29,162
FGR	474	55	261	42,285
FOP	40	30	12	1,944
TOTALS	2,688		2,447	396,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,447	118.0410	177.06	433,266	1999	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2017 Heated Area: 2174 HX Base Yr 2017



1502 CANOPY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,438
TOTAL MARKET OB/XF VALUE		76,283
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		672,721
SOH/AGL Deduction		268,818
ASSESSED VALUE		403,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,903
TOTAL JUST VALUE		672,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211861	SWIM POOL	0	01/28/2022
20161785	962 SF ENCL	10,735	06/29/2016
20152949	ENCL/KIT	89,000	12/18/2015
20121036	H/AC	4,513	06/07/2012
B990022	NEW CONSTR	162,615	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0611	3/03/2014	WD	Q	I	02	324,900
GRANTOR: POITRAS JEFFREY D & A						
GRANTEE: LAWARE MARGARET A &						
1356/0092	10/05/2005	WD	Q	I		424,000
GRANTOR: POIRIER GERTRUDE H &						
GRANTEE: POITRAS ANGELA F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 S8 BAS=[YR=2016] W24 S9 E16 N3 E2 N2 E6 N4 $ S4 W6 S2 W2 S3 W29 S35 E13 N4 E9 FOP=[YR=1999] S4 E10 N4 W10 $ E19 FGR=[YR=1999] S4 E3 S1 E7 N1 E11 N23 W13 S2 W8 S17 $ N17 E8 N2 E11 N29 $.

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	0855	CONC PAVER	0	100	0	0	1,183.00	SF	10.00	10.00	100	2022	2022	3	100	11,830	
3	0911	SCRN RM A	0	100	0	0	1,423.00	SF	17.50	17.50	100	2022	2022	3	97	24,155	
4	0861	POOL GUNIT	0	100	0	0	316.00	SF	85.00	85.00	100	2022	2022	3	98	26,323	
5	0855	CONC PAVER	0	100	0	0	1,107.00	SF	10.00	10.00	100	2022	2022	3	100	11,070	

LAND DESCRIPTION

TOTAL OB/XF 76,283

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 12/02/2022 BY TW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS