

LOT 1
PARKWAY NORTH PB 5/263

ANDERSON CRAIG W & HOLDEN-ANDERSON MARCINNA/
4447 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	16	WD FR STUC 100	0500	01	2,260	117.2864	185.31	418,801	1998	1998	0	0	0	13.00	87.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 1947													HX Base Yr 2020												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 60																																							
Interior Floo	13	LVT/LAMNT 40																																							
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,947	100	1998	1,947	313,895																																				
FGR	418	55	1998	230	37,080																																				
FOP	36	30	1998	11	1,773																																				
FSP	180	40	2013	72	11,608																																				
TOTALS		2,581		2,260	364,357																																				
EXTRA FEATURES						4447 TITLEIST DR, FERNANDINA BEACH																																			
L N	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	1998	1998	3	80	2,800																									
2	0810	CONCRETE A	0	100	0	0	1,057.00	SF	6.50	6.50	100	1998	1998	3	73	5,015																									
3	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	1998	1998	3	73	641																									
4	0810	CONCRETE A	0	100	0	0	43.00	SF	6.50	6.50	100	1998	1998	3	73	204																									
5	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2005	2005	3	64	614																									
6	0469	VF LATTIC	0	100	0	0	30.00	SF	5.50	5.50	100	2005	2005	3	64	106																									
7	0479	VF PICKET	0	100	0	0	48.00	LF	10.00	10.00	100	2005	2005	3	64	307																									
8	0851	PATIO STON	0	100	9	9	81.00	SF	0.75	0.75	100	2005	2005	3	84	51																									
TOTAL OB/XF 9,738																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000140	C	RES GOLF	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 07/30/2025 BY SYS																																									