LOT 5
PARKWAY NORTH PB 5/263

KRAMER KIT L & CANDACE C
4433 TITLEIST DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

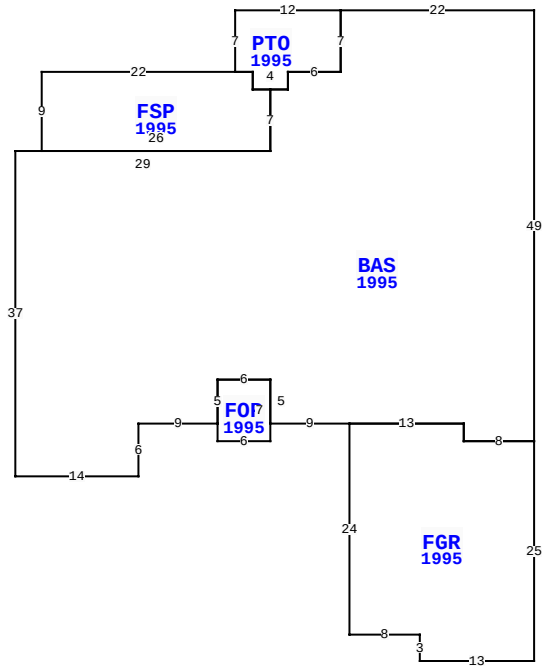
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	1995	2,319	354,824
FGR	527	55	1995	290	44,372
FOP	42	30	1995	13	1,989
FSP	230	40	1995	92	14,077
PTO	92	5	1995	5	765
TOTALS	3,210			2,719	416,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,719	115.7376	182.87	497,224	1995	1995	0	0	0	16.33	83.67

1 SFR CUST – 100% - 2024 Heated Area: 2319 HX Base Yr 2024



4433 TITLEIST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		416,027
TOTAL MARKET OB/XF VALUE		7,735
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		633,762
SOH/AGL Deduction		315
ASSESSED VALUE		633,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		582,725
TOTAL JUST VALUE		633,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071452	REPAIR/RRF	32,000	08/06/2007
B8964	NEW CONSTR	97,825	03/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0047	11/17/2021	WD	Q	I	01	785,000
GRANTOR: WOOLEY CATHERINE						
GRANTEE: KRAMER KIT L & CAND						
2226/0690	9/14/2018	WD	Q	I	02	415,000
GRANTOR: JAMES RICHARD LAND RE						
GRANTEE: WOOLEY CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 PTO=[YR=1995] W12 S7 FSP=[YR=1995] W22 S9 E26 N7 W2 N2 W2 $ E2 S2 E4 N2 E6 N7 $ S7 W6 S2 W2 S7 W29 S37 E14 N6 E9 FOP=[YR=1995] S2 E6 N7 W6 S5 $ N5 E6 S5 E9 FGR=[YR=1995] S24 E8 S3 E13 N25 W8 N2 W13 $ E13 S2 E8 N49 $.

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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,241.00	SF	4.00	4.00	100	1995	1995	3	68	3,376	
3	0825	BRICK	0	100	0	0	107.00	SF	12.50	12.50	100	1995	1995	3	90	1,204	
4	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1995	1995	3	68	283	
5	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1995	1995	3	68	212	

LAND DESCRIPTION

TOTAL OB/XF 7,735

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	000140	C	RES GOLF	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 07/30/2025 BY SYS