

LOT 6 IN OR 848/1939
PARKWAY NORTH PB 5/263

FUSCH KENNETH E & ELIZABETH R
4431 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0006-0000



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	2,564	115.7376	182.87	468,879	1999	1999	0	0	0	12.50	87.50	VALUATION BY																
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2000										Heated Area: 2248										HX Base Yr 2000									
Roof Cover		03	COMP SHNGL 100												VALUATION SUMMARY																			
Interior Wall		05	DRYWALL 100												Tax Group: 2										Tax Dist:									
Interior Floo		14	CARPET 80												BUILDING MARKET VALUE										410,269									
Interior Floo		11	CLAY TILE 20												TOTAL MARKET OB/XF VALUE										24,803									
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										210,000									
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										645,072									
Bedrooms			4 100												SOH/AGL Deduction										334,552									
Bathrooms			2 100												ASSESSED VALUE										310,520									
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										50,722									
Stories		1.	1. 100												BASE TAXABLE VALUE										259,798									
Units			0 100												TOTAL JUST VALUE										645,072									
Occupancy		00	NONE 100												NCON VALUE										0									
					INCOME VALUE										627,628																			
					PREVIOUS YEAR MKT VALUE																													