LOT 8
IN OR 781/973
PARKWAY NORTH PB 5/263

CALLAHAN ANTIONETTE
4423 TITLEIST DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0008-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

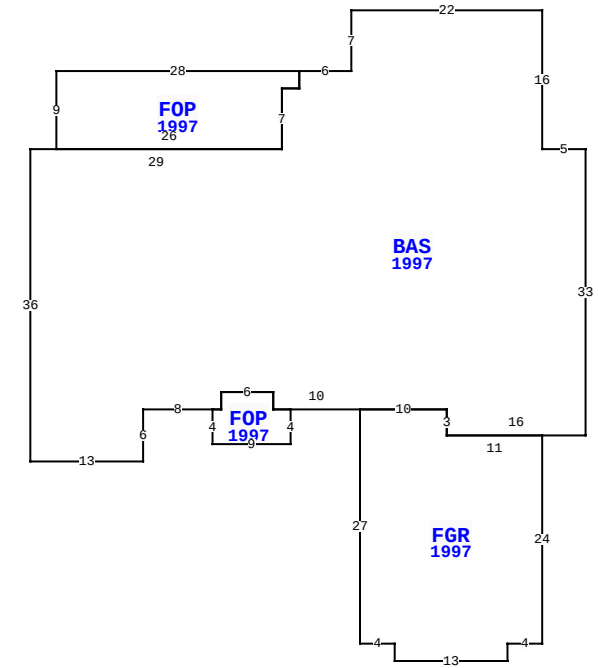
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1072.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,454	100	1997	2,454	432,014
FGR	560	55	1997	308	54,222
FOP	48	30	1997	14	2,464
FOP	238	30	1997	71	12,499
TOTALS	3,300			2,847	501,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,847	128.8100	203.52	579,421	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 1998 Heated Area: 2454 HX Base Yr 1998



4423 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		501,199
TOTAL MARKET OB/XF VALUE		38,895
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		750,094
SOH/AGL Deduction		430,307
ASSESSED VALUE		319,787
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		264,065
TOTAL JUST VALUE		750,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190043	SWIM POOL	0	01/17/2019
20061849	H/AC	4,895	08/04/2006
B969964	NEW CONSTR	143,808	08/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0781/0973	1/07/1997	WD	Q	I		201,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CALLAHAN RICHARD J						
0717/1975	11/10/1994	WD	U	V	09	138,000
GRANTOR: EMBRY DEV CORP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 S7 W6 FOP=[YR=1997] W28 S9 E26 N7 E2 N2$S2 W2 S7 W29 S36 E13 N6 E8 FOP=[YR=1997] S4 E9 N4 W2 N2 W6 S2 W1$ E1 N2 E6 S2 E10 FGR=[YR=1997] S27 E4 S2 E13 N2 E4 N24 W11 N3 W10$ E10 S3 E16 N33W5 N16$.

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	79	2,765	
2	0855	CONC PAVER	0	100	0	0	1,083.00	SF	7.00	7.00	100	2014	2014	3	94	7,126	
3	0855	CONC PAVER	0	100	0	0	504.00	SF	7.00	7.00	100	2014	2014	3	94	3,316	
4	0855	CONC PAVER	0	100	0	0	217.00	SF	7.00	7.00	100	2019	2019	3	97	1,473	
5	0861	POOL GUNIT	0	100	0	0	180.00	SF	85.00	85.00	100	2019	2019	3	87	13,311	
6	0855	CONC PAVER	0	100	0	0	764.00	SF	12.50	12.50	100	2019	2019	3	97	9,264	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 38,895

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 07/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS