LOT 11
IN OR 1524/1723
PARKWAY NORTH PB 5/263

LYNN CHARLES B JR & DONNA J
4411 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-163N-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

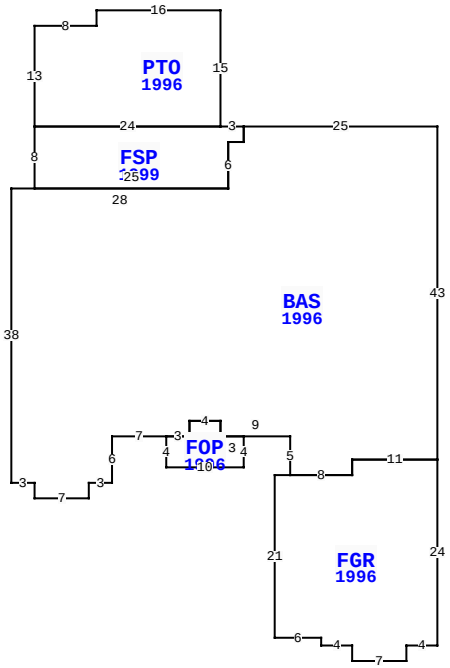
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 2,129 | 100 | 1996 | 2,129 | 326,877 |
| FGR | 492 | 55 | 1996 | 271 | 41,609 |
| FOP | 48 | 30 | 1996 | 14 | 2,149 |
| FSP | 204 | 40 | 1999 | 82 | 12,590 |
| PTO | 344 | 5 | 1996 | 17 | 2,610 |
| TOTALS | 3,217 | | | 2,513 | 385,836 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,513 | 112.9920 | 178.53 | 448,646 | 1996 | 1996 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SFR CUST - 100% - 2008 Heated Area: 2129 HX Base Yr 2008




4411 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 | | 385,836 |
| TOTAL MARKET OB/XF VALUE | | 20,436 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 606,272 |
| SOH/AGL Deduction | | 296,610 |
| ASSESSED VALUE | | 309,662 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 258,940 |
| TOTAL JUST VALUE | | 606,272 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 589,737 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20140999 | VINFNC | 0 | 05/15/2014 |
| B990299 | XFOB | 6,285 | 04/27/1999 |
| B990167 | SWIM POOL | 17,260 | 04/01/1999 |
| B9376 | NEW CONSTR | 133,584 | 10/20/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1524/1723 | 9/13/2007 | WD | Q | I | | 450,000 |
| GRANTOR: SUMMERLIN MARK R & AN | | | | | | |
| GRANTEE: LYNN CHARLES B JR & | | | | | | |
| 0754/0511 | 3/18/1996 | WD | Q | I | | 166,800 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: SUMMERLIN MARK R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W25 FSP=[YR=1999] W3 PTO=[YR=1996] N15 W16 S2 W8 S13 E24 $ W24 S8 E25 N6 E2 N2 $ S2 W2 S6 W28 S38 E3 S2 E7 N2 E3 N6 E7 FOP=[YR=1996] S4 E10 N4 W3 N2 W4 S2 W3 $ E3 N2 E4 S2 E9 S5 FGR=[YR=1996] W2 S21 E6 S1 E4 S2 E7 N2 E4 N24 W11 S2 W8 $ E8 N2 E11 N43 $ .

## 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 | 1996 | 1996 | 3 | 77 | 2,695 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,506.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 70 | 4,217 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 198.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 901 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 5 | 3 | 15.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 70 | 68 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 323.00 | SF | 85.00 | 85.00 | 100 | 1999 | 1999 | 3 | 21 | 5,766 | |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 504.00 | SF | 7.25 | 7.25 | 100 | 1999 | 1999 | 3 | 75 | 2,741 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 103.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 75 | 502 | |
| 8 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 910.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 20 | 2,730 | |
| 9 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 30.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 85 | 816 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,436

| 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 | 1.00 | 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