LOT 12
PARKWAY NORTH PB 5/263

AKKARACH DOME &/DAO TOLAN THI
4407 TITLEIST DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0012-0000

BUILDING CHARACTERISTICS

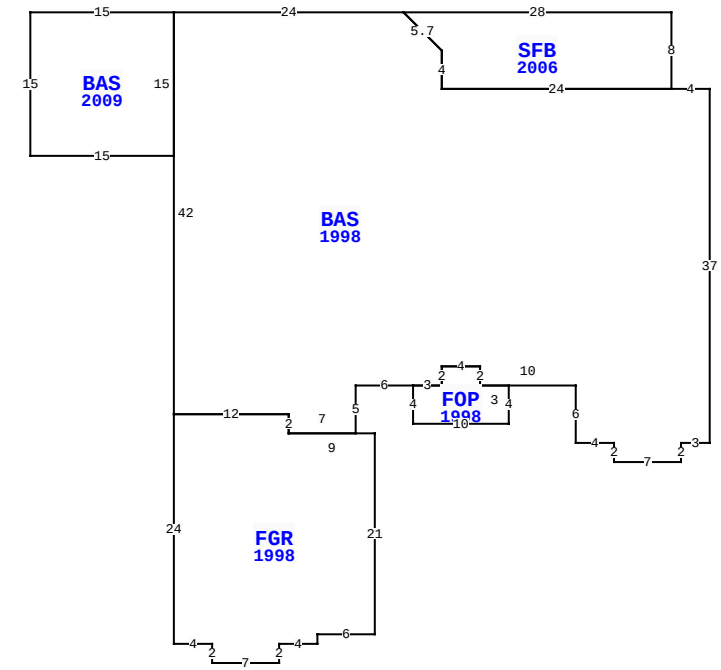
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,113	100	1998	2,113	342,903
BAS	225	100	2009	225	36,513
FGR	494	55	1998	272	44,141
FOP	48	30	1998	14	2,272
SFB	200	80	2006	160	25,965
TOTALS	3,080			2,784	451,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,784	116.0544	183.37	510,502	1998	2001	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2498 HX Base Yr



4407 TITLEIST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	451,794
TOTAL MARKET OB/XF VALUE	7,872
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	659,666
SOH/AGL Deduction	83,658
ASSESSED VALUE	576,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	576,008
TOTAL JUST VALUE	659,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	639,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112268	HVAC	3,000	12/21/2011
20090418	H/AC	1,000	04/03/2009
20090404	ELEC OTHER	500	04/01/2009
20090345	REPAIR/RRF	1,000	03/18/2009
20090229	ADDITION	30,000	02/20/2009
20060474	XFOB	16,444	03/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1544	8/27/2019	WD	Q	I	02	439,000
GRANTOR: CHERRY KENNETH & SYLV						
GRANTEE: AKKARACH DOME & TOL						
1229/0172	5/10/2004	WD	Q	I		300,000
GRANTOR: RODGERS ROBERT L & AL						
GRANTEE: CHERRY KENNETH & SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 SFB=[YR=2006] N8 W28 R4 D4 S4 E24$ W24 N4 U4 L4 W24 BAS=[YR=2009] W15 S15 E15 N15$ S42 FGR=[YR=1998] S24 E4 S2 E7 N2 E4 N1 E6 N21 W9 N2 W12$ E12 S2 E7 N5 E6 FOP=[YR=1998] S4 E10 N4 W3 N2 W4 S2 W3$ E3 N2 E4 S2 E10 S6 E4 S2 E7 N2 E3 N37$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	887.00	SF	6.50	6.50	100	1998	1998	3	73	4,209	
3	0810	CONCRETE A	0	0	0	0	16.00	SF	6.50	6.50	100	1998	1998	3	73	76	
4	0810	CONCRETE A	0	0	11	5	55.00	SF	6.50	6.50	100	1998	1998	3	73	261	
5	1126	CB/STC 8"	0	0	0	0	90.00	SF	8.00	8.00	100	1998	1998	3	73	526	

LAND DESCRIPTION

TOTAL OB/XF 7,872

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	0		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