



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

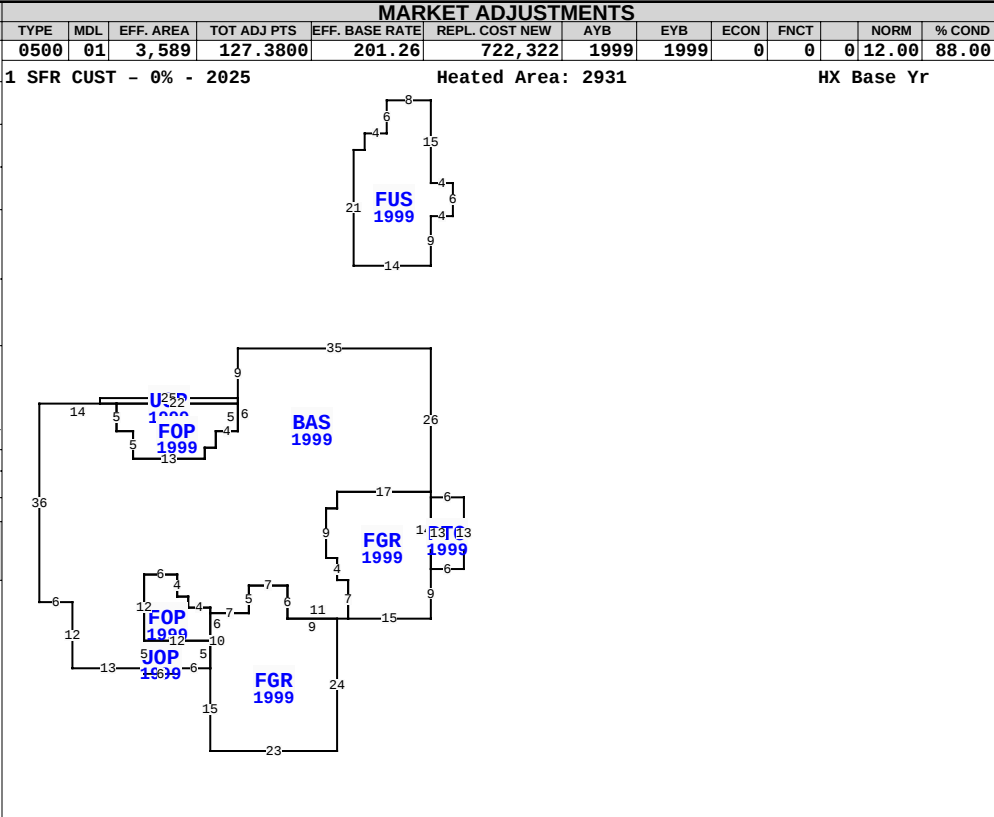
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,529	100	1999	2,529	447,909
FGR	395	55	1999	217	38,432
FGR	601	55	1999	331	58,623
FOP	112	30	1999	34	6,022
FOP	181	30	1999	54	9,564
FUS	402	100	1999	402	71,198
PTO	78	5	1999	4	708
UOP	25	20	1999	5	885
UOP	66	20	1999	13	2,302

TOTALS	4,389			3,589	635,643
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	3,628.00	SF	4.00
2	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50
3	0861	POOL GUNIT	0	0	0	0	228.00	SF	85.00
4	0845	KOOL DECK	0	0	0	0	539.00	SF	7.25
5	0910	SCRN RM L	0	0	33	24	792.00	SF	15.00
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0		R1-G	0.00	0.00	1.00



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

4400 TITLEIST DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2			Tax Dist:					
BUILDING MARKET VALUE				635,643				
TOTAL MARKET OB/XF VALUE				23,212				
TOTAL LAND VALUE - MARKET				200,000				
TOTAL MARKET VALUE				858,855				
SOH/AGL Deduction				0				
ASSESSED VALUE				858,855				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				858,855				
TOTAL JUST VALUE				858,855				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				830,916				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20090786		H/AC		9,981		06/19/2009		
20071017		REMODEL		500		06/06/2007		
B990300		XFOB		4,542		04/27/1999		
B985085		SWIM POOL		18,700		03/03/1999		
B984687		NEW CONSTR		180,000		12/17/1998		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/153		2/14/2025		WD	Q	I	01	1,049,000
GRANTOR: MORTENSEN TRUST								
GRANTEE: MEYER JOHN CHARLES								
2308/0165		9/12/2019		SW	U	I	11	100
GRANTOR: MORTENSEN SANDRA H								
GRANTEE: THE MORTENSEN TRUST								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1999] W35 S9 UOP=[YR=1999] W25 S1 E3 FOP=[YR=1999] S5 E3 S5 E13 N2 E2 N3 E4 N5 W22 \$ E22 N1 \$ S6 W4 S3 W2 S2 W13 N5 W3 N5 W14 S36 E6 S12 E13 UOP=[YR=1999] S1 E6 N1 E6 FGR=[YR=1999] S15 E23 N24 W9 N6 W7 S5 W7 S10 \$ N5 W12 S5 \$ N5 FOP=[YR=1999] N12 E6 S4E2 S2 E4 S6 W12 \$ N12 E6 S4 E2 S2 E4 S1 E7 N5 E7 S6 E11 FGR=[YR=1999] E15 N9 PTO=[YR=1999] E6 N13 W6 S13 \$ N14 W17 S3 W2 S9 E2 S4 E2 S7 \$ N7 W2 N4 W2 N9 E2 N3 E17 N26 \$ PTR= N15 FUS=[YR=1999] N9 E4 N6 W4 N15 W8 S6 W4 S3 W2 S21 E14 \$ S15 \$.								