LOT 18
IN OR 1915/1583
PARKWAY NORTH PB 5/263

DEMCHUK EDWARD M & NANCY H
4414 TITLEIST DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0018-0000

BUILDING CHARACTERISTICS

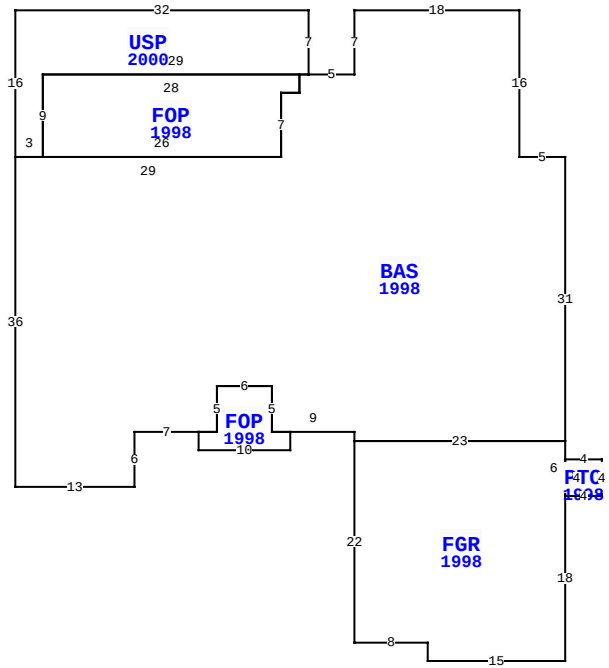
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,227	100	1998	2,227	357,215
FGR	536	55	1998	295	47,318
FOP	50	30	1998	15	2,406
FOP	238	30	1998	71	11,388
PTO	16	5	1998	1	160
USP	251	30	2000	75	12,030
TOTALS	3,318			2,684	430,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,684	116.6880	184.37	494,849	1998	1998	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2015 Heated Area: 2227 HX Base Yr 2015



4414 TITLEIST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,519
TOTAL MARKET OB/XF VALUE		8,788
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		639,307
SOH/AGL Deduction		281,742
ASSESSED VALUE		357,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,843
TOTAL JUST VALUE		639,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090111	H/AC	3,500	01/26/2009
B2003984	ADDITION	3,000	09/18/2000
B984062	NEW CONSTR	133,476	07/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/1583	5/01/2014	WD	Q	I	01	295,000
GRANTOR: ULIK GEORGE						
GRANTEE: DEMCHUK EDWARD M &						
0857/1926	12/07/1998	WD	Q	I		181,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: ULIK GEORGE & DOROT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W5 N16 W18 S7 W5 USP=[YR=2000] N7 W32 S16 E3 FOP=[YR=1998] E26 N7 E2 N2 W28 S9 $ N9 E29 $ W1 S2 W2 S7 W29 S36 E13 N6 E7 FOP=[YR=1998] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E9 S1 FGR=[YR=1998] S22 E8 S2 E15 N18 PTO=[YR=1998] E4 N4 W4 S4 $ N6 W23 $ E23 N31 $.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	1,234.00	SF	6.50	6.50	100	1998	1998	3	73	5,855	
3	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	1998	1998	3	73	133	

LAND DESCRIPTION

TOTAL OB/XF 8,788

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