LOT 20
PARKWAY NORTH PB 5/263

GREEN DONNA D L/E/
4422 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0020-0000

BUILDING CHARACTERISTICS

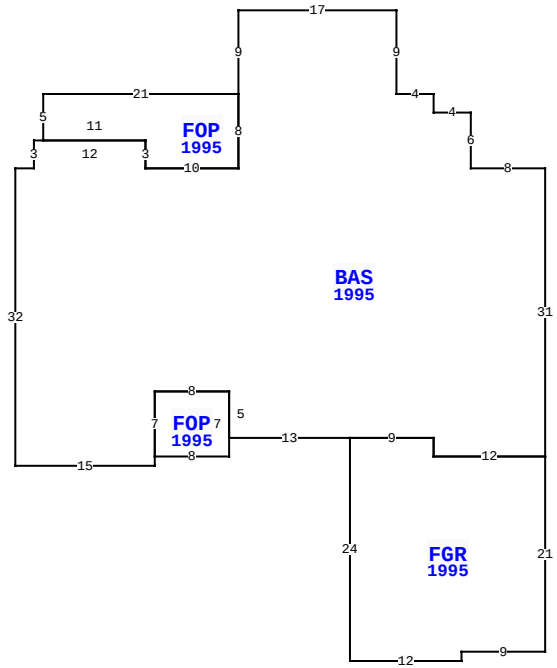
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,063	100	1995	2,063	324,463
FGR	471	55	1995	259	40,735
FOP	56	30	1995	17	2,674
FOP	135	30	1995	40	6,291
TOTALS	2,725			2,379	374,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,379	116.4240	183.95	437,617	1995	1995	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2005 Heated Area: 2063 HX Base Yr 2005



4422 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		374,163
TOTAL MARKET OB/XF VALUE		83,851
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		658,014
SOH/AGL Deduction		295,696
ASSESSED VALUE		362,318
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		306,596
TOTAL JUST VALUE		658,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211381	SWIM POOL	0	06/21/2021
20182318	SWIM POOL	33,500	07/03/2018
20051678	XFOB	10,000	04/26/2005
B9100	NEW CONSTR	89,215	05/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0451	7/07/2022	WD	U	I	11	100
GRANTOR: GREEN DONNA D						
GRANTEE: BASS BRENT EUGENE						
1270/1779	11/03/2004	WD	U	I	07	100
GRANTOR: MAGUIRE JAMES P & JAN						
GRANTEE: GREEN ROBERT J & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W8 N6 W4 N2 W4 N9 W17 S9 FOP=[YR=1995] W21 S5 E11 S3 E10 N8$ S8 W10 N3 W12 S3 W2 S32 E15 N1 FOP=[YR=1995] E8 N7 W8 S7$ N7 E8 S5 E13 FGR=[YR=1995] S24 E12 N1 E9 N21 W12 N2 W9$ E9 S2 E12 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	1995	1995	3	76	2,660	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2018	2018	3	84	32,130	
3	0855	CONC PAVER	0	100	0	0	1,473.00	SF	7.00	7.00	100	2018	2018	3	97	10,002	
4	0855	CONC PAVER	0	100	0	0	152.00	SF	7.00	7.00	100	2018	2018	3	97	1,032	
5	0462	ST/AL FNC	0	100	0	0	912.00	SF	10.00	10.00	100	2018	2018	3	84	7,661	
6	0855	CONC PAVER	0	100	0	0	1,303.00	SF	10.00	10.00	100	2008	2008	3	88	11,466	
7	0911	SCRN RM A	0	100	30	40	1,200.00	SF	17.50	17.50	100	2021	2021	3	90	18,900	

LAND DESCRIPTION

TOTAL OB/XF 83,851

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 12/08/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS