

LOT 26 IN OR 2099/152
PARKWAY NORTH PB 5/263

DUNLOP WILLIAM B
4446 TITLEIST DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0026-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2											
Exterior Wall		16	WD FR STUC 100		0500	01		2,964	113.3264	179.06	530,734	1999	1999	0	0	0	12.50	87.50	VALUATION BY										
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2018														STANDARD										
Roof Cover		03	COMP SHNGL 100		Heated Area: 2291														Tax Group: 2										
Interior Wall		05	DRYWALL 100		HX Base Yr 2018														Tax Dist:										
Interior Floo		14	CARPET 80																BUILDING MARKET VALUE										
Interior Floo		11	CLAY TILE 20																TOTAL MARKET OB/XF VALUE										
Air Condition		03	CENTRAL 100																TOTAL LAND VALUE - MARKET										
Heating Type		04	AIR DUCTED 100																TOTAL MARKET VALUE										
Bedrooms			4 100																SOH/AGL Deduction										
Bathrooms			2 100																ASSESSED VALUE										
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE										
Stories		1.	1. 100																BASE TAXABLE VALUE										
Units		0	0 100																TOTAL JUST VALUE										
Occupancy		00	NONE 100																NCON VALUE										
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE										
			</																										