LOT 27
IN OR 1861/585
PARKWAY NORTH PB 5/263

LUNDY RICHARD A & MARY K
4450 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

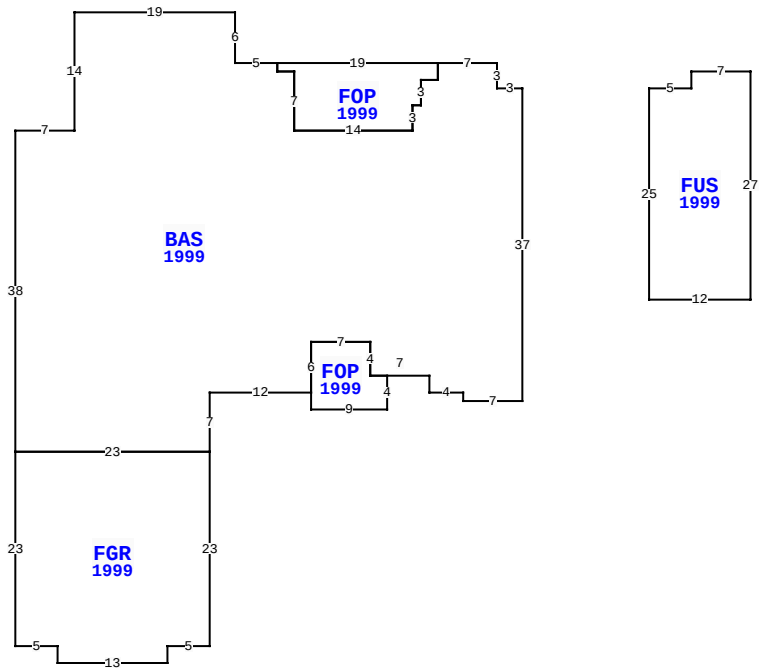
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,378	100	1999	2,378	381,617
FGR	555	55	1999	305	48,945
FOP	64	30	1999	19	3,049
FOP	123	30	1999	37	5,938
FUS	314	100	1999	314	50,390
TOTALS	3,434			3,053	489,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,053	109.8020	173.49	529,665	1999	2009	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 2692 HX Base Yr 2020



4450 TITLEIST DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		489,940
TOTAL MARKET OB/XF VALUE		31,185
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		721,125
SOH/AGL Deduction		249,229
ASSESSED VALUE		471,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		421,174
TOTAL JUST VALUE		721,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152609	KIT/BATH	150,000	11/05/2015
20052910	REMODEL	1,000	10/24/2005
20052777	XFOB	8,000	10/04/2005
20052424	SWIM POOL	10,000	08/10/2005
20052384	XFOB	9,000	08/05/2005
B990038	XFOB	25	03/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1861/0585	5/22/2013	WD	Q	I	02	420,000
GRANTOR: WHREN ROBERT J & MERR						
GRANTEE: LUNDY RICHARD A & M						
0878/0270	4/09/1999	WD	Q	I		250,000
GRANTOR: MARTINEZ PAUL & KAREN						
GRANTEE: WHREN ROBERT J & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 N3 W7 FOP=[YR=1999] W19 S1 E2 S7 E14 N3 E1 N3 E2 N2 $ S2 W2 S3 W1 S3 W14 N7 W2 N1 W5 N6 W19 S14 W7 S38
FGR=[YR=1999] S23 E5 S2 E13 N2 E5 N23 W23 $ E23 N7 E12
FOP=[YR=1999] S2 E9 N4 W2 N4 W7 S6 $ N6 E7 S4 E7 S2 E4 S1 E7 N37 $ PTR= E15 FUS=[YR=1999] E5 N2 E7 S27 W12 N25 $ W15 $.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,662.00	SF	6.50	6.50	100	1999	1999	3	75	8,102	
3	0810	CONCRETE A	0	100	0	0	289.00	SF	6.50	6.50	100	1999	1999	3	75	1,409	
4	0810	CONCRETE A	0	100	15	5	75.00	SF	6.50	6.50	100	1999	1999	3	75	366	
5	0861	POOL GUNIT	0	100	0	0	277.00	SF	85.00	85.00	100	2005	2005	3	36	8,476	
6	0855	CONC PAVER	0	100	0	0	680.00	SF	10.00	10.00	100	2005	2005	3	84	5,712	
7	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
8	0855	CONC PAVER	0	100	0	0	92.00	SF	10.00	10.00	100	2005	2005	3	84	773	
9	0910	SCRN RM L	0	100	0	0	823.00	SF	15.00	15.00	100	2005	2005	3	22	2,716	
10	0754	FOP	0	100	27	4	108.00	SF	15.00	15.00	100	2005	2005	3	22	356	

TOTAL OB/XF 31,185

LAND DESCRIPTION

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