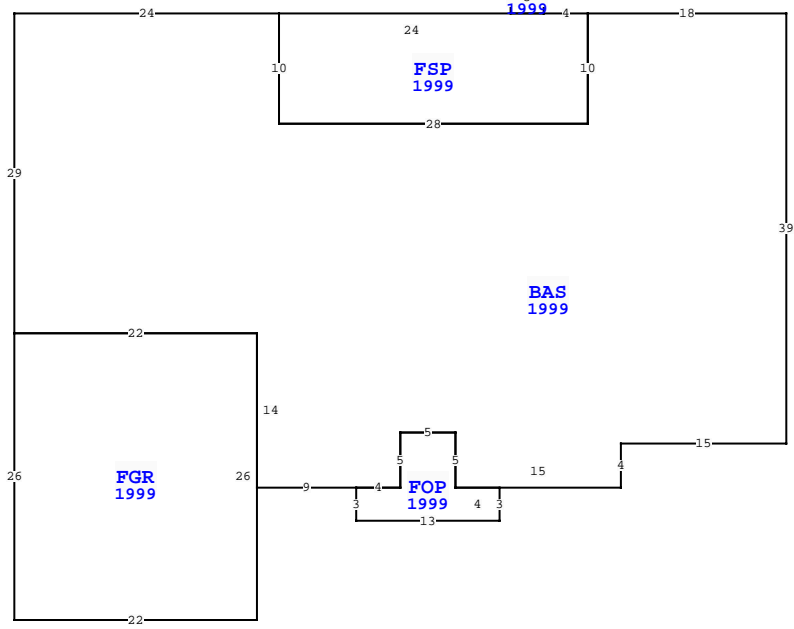


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	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
BAS	2,337	100	1999
FGR	572	55	1999
FOP	64	30	1999
FSP	280	40	1999
PTO	12	5	1999
TOTALS	3,265		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2005								
Heated Area: 2337						HX Base Yr 2005					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			422,316
TOTAL MARKET OB/XF VALUE			8,875
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			631,191
SOH/AGL Deduction			317,461
ASSESSED VALUE			313,730
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			263,008
TOTAL JUST VALUE			631,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			613,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110783	OTHER	1,200	05/20/2011
20091055	H/AC	5,000	08/11/2009
20081607	REPAIR/RRF	6,550	10/23/2008
20061671	DEMOLITION	0	07/13/2006
B990425	NEW CONSTR	208,041	05/13/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/0756	1/18/2018	WD	U	I	11	100

GRANTOR: DUVARNEY DAVID M & MA
GRANTEE: DUVARNEY FAMILY TRU
1279/1744 12/09/2004 WD Q I 475,000
GRANTOR: CONNOLLY MICHAEL J &
GRANTEE: DUVARNEY DAVID & MA

EXTRA FEATURES																
L N	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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
2	0810	CONCRETE A	0	100	0	994.00	SF	6.50	6.50	100	1999	1999	3	75	4,846	
3	0810	CONCRETE A	0	100	0	224.00	SF	6.50	6.50	100	1999	1999	3	75	1,092	
4	0855	CONC PAVER	0	100	0	224.00	SF	7.00	7.00	100	2005	2005	3	84	1,317	

1554 CANOPY DR, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W18 FSP=[YR=1999] W4 PTO=[YR=1999] N4 W3 S4 E3 \$ W24 S10 E28 N10 \$ S10W28 N10 W24 S29 FGR=[YR=1999] S26 E22 N26 W22 \$ E22 S14 E9 FOP=[YR=1999] S3 E13 N3 W4 N5 W5 S5 W4 \$ E4 N5 E5 S5 E15 N4 E15 N39 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							