

LOT 48
IN OR 2248/401
PARKWAY NORTH PB 5/263

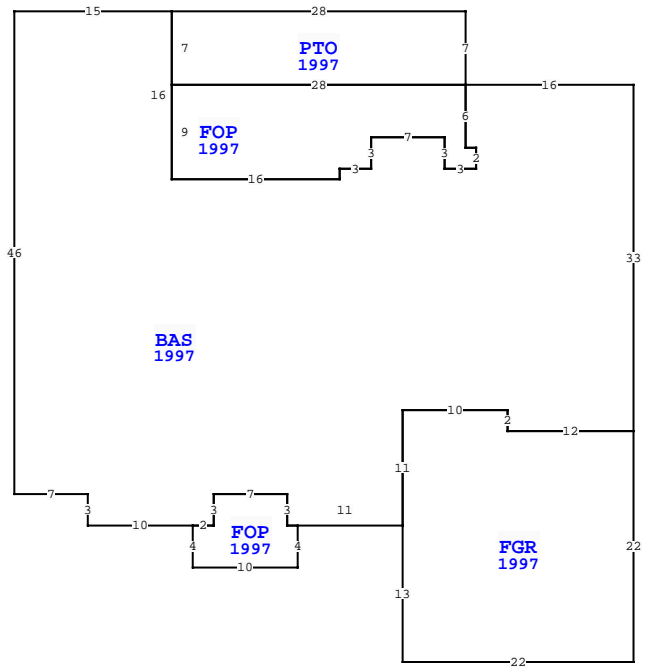
LEDNOVICH FAMILY TRUST/LEDNOVICH MICHAEL TRUSTEE
1586 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0048-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	20
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
BAS	2,102	100	1997
FGR	504	55	1997
FOP	61	30	1997
FOP	221	30	1997
PTO	196	5	1997
TOTALS	3,084		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,473	115.7376	182.87	452,238	1997	2010	0	0	7.00	93.00
1 SFR CUST - 100% - 2018 Heated Area: 2102 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		420,581	
TOTAL MARKET OB/XF VALUE		43,707	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		664,288	
SOH/AGL Deduction		261,396	
ASSESSED VALUE		402,892	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		352,170	
TOTAL JUST VALUE		664,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		645,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180079	SWIM POOL	25,000	01/10/2018
20101084	H/AC	8,600	07/01/2010
B9710581	NEW CONSTR	116,136	07/02/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/0401	1/04/2019	QC	U	I	11	100
GRANTOR: LEDNOVICH MICHAEL A &						
GRANTEE: LEDNOVICH FAMILY TR						
2150/1802	10/06/2017	WD	Q	I	02	435,000
GRANTOR: CROAKE JOHN M & ALICE						
GRANTEE: LEDNOVICH MICHAEL A						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	1126	CB/STC 8"	0	100	9	27.00	SF	8.00	8.00	100	1997	1997	3	72	156	
3	0861	POOL GUNIT	0	100	0	288.00	SF	85.00	85.00	100	2018	2018	3	84	20,563	
4	0855	CONC PAVER	0	100	0	622.00	SF	7.00	7.00	100	2018	2018	3	97	4,223	
5	0855	CONC PAVER	0	100	0	1,600.00	SF	10.00	10.00	100	2024	2019		100	16,000	
TOTALS															43,707	

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	000100	C	RES	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							