

LOT 50
IN OR 1304/568
PARKWAY NORTH PB 5/263

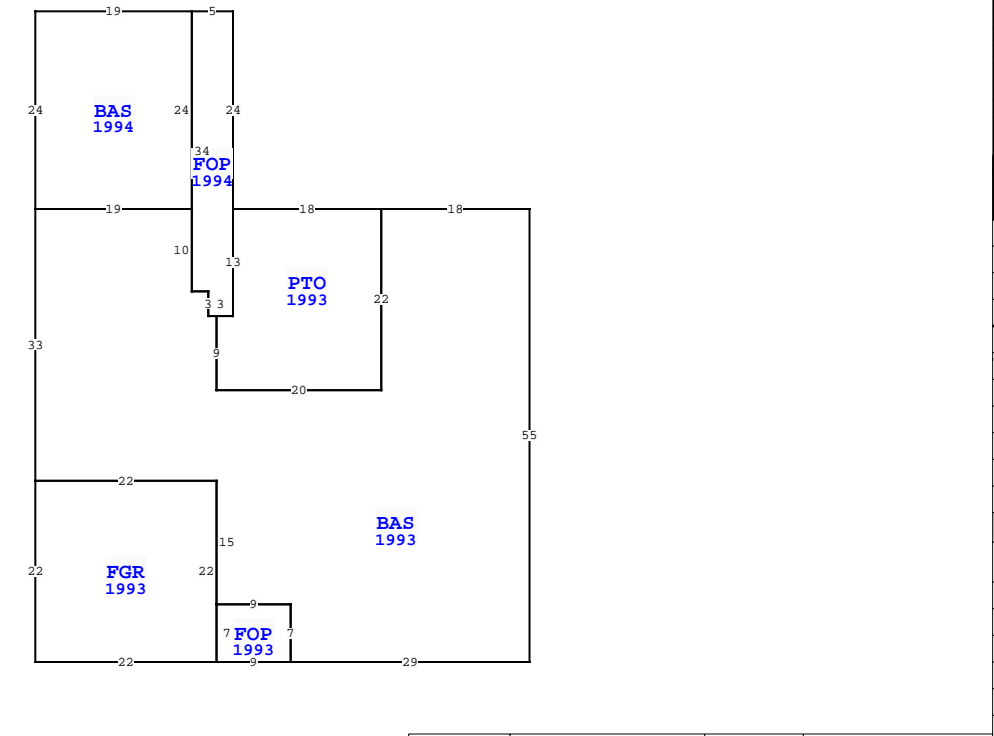
SEAGRAVES ELI & THEA R
1589 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0050-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,096	114.5584	181.00	560,376	1990	1990	0	0	24.70	75.30



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
BAS	2,280	100
BAS	456	100
FGR	484	55
FOP	63	30
FOP	179	30
PTO	414	5
TOTALS	3,876	

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	421,963	
TOTAL MARKET OB/XF VALUE	5,044	
TOTAL LAND VALUE - MARKET	200,000	
TOTAL MARKET VALUE	627,007	
SOH/AGL Deduction	340,970	
ASSESSED VALUE	286,037	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	235,315	
TOTAL JUST VALUE	627,007	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	608,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7826	ADDITION	15,000	07/28/1993
5767B	NEW CONSTR	92,610	01/24/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0568	3/24/2005	TD	Q	I		449,900

GRANTOR: BOUFFARD GERALDINE B						
GRANTEE: SEAGRAVES ELI & THE						
0957/0400	11/07/2000	QC	Q	I	01	100
GRANTOR: BOUFFARD GERALDINE B						
GRANTEE: BOUFFARD GERALDINE						

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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	56	1,008.00	SF	4.00	4.00	100	1990	1990	3	57	2,298	
3	0810	CONCRETE A	0	100	9	27.00	SF	6.50	6.50	100	1990	1990	3	57	100	
4	1242	WD DECK A	0	100	12	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	

1589 CANOPY DR, FERNANDINA BEACH												BLD DATE	LGL DATE
												XF DATE	LAND DATE
												INC DATE	AG DATE
												TOTAL OB/XF 5,044	

BUILDING DIMENSIONS											
BAS=[YR=1993] W18 PTO=[YR=1993] W18 FOP=[YR=1994] N24 W5											
BAS=[YR=1994] W19 S24 E19 N24 \$ S34 E2 S3 E3 N13 \$ S13 W2 S9											
E20 N22 \$ S22 W20 N9 W1 N3W2 N10 W19 S33 FGR=[YR=1993] S22											
E22FOP=[YR=1993] E9 N7 W9 S7 \$ N22 W22 \$ E22 S15 E9 S7 E29											
N55 \$.											

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							