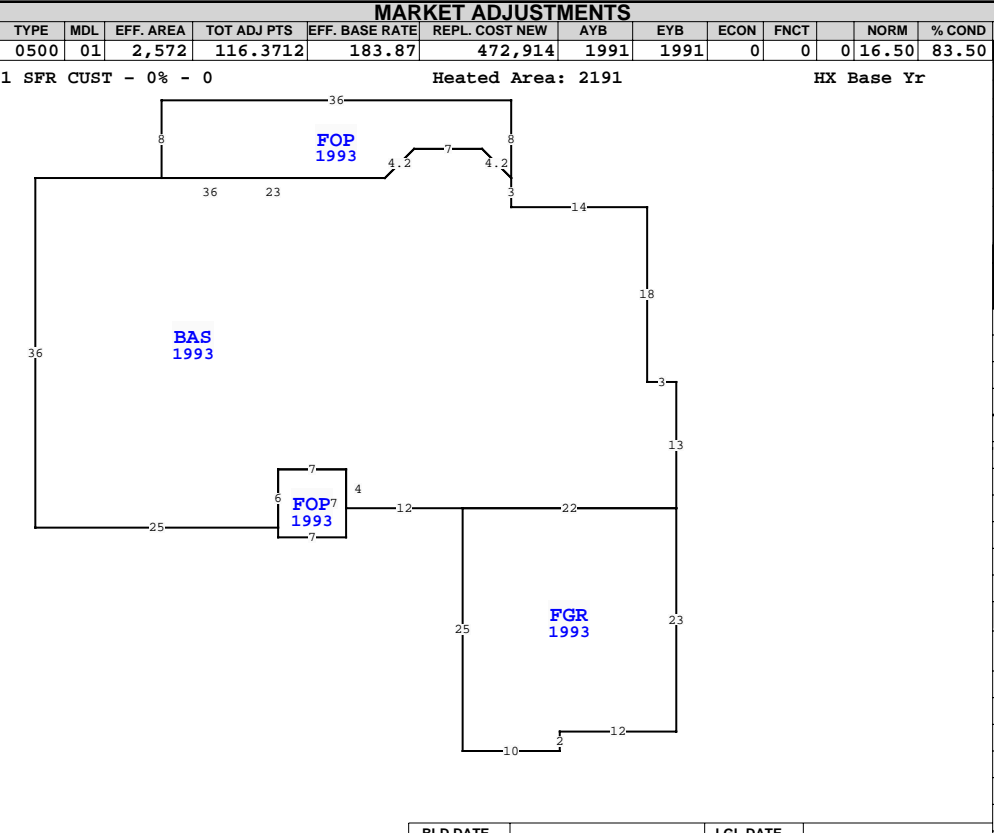


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	11 BD/BTN AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 60				
Interior Floo	11 CLAY TILE 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,191	100	1993	2,191	336,387
FGR	526	55	1993	289	44,370
FOP	49	30	1993	15	2,303
FOP	258	30	1993	77	11,822
TOTALS	3,024			2,572	394,883



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		394,883
TOTAL MARKET OB/XF VALUE		21,008
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		625,891
SOH/AGL Deduction		102,992
ASSESSED VALUE		522,899
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		522,899
TOTAL JUST VALUE		625,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200018	REMODEL	0	01/16/2020
20091155	REPAIR/RRF	7,315	08/31/2009
20090039	REPAIR/RRF	10,584	01/13/2009
6712	NEW CONSTR	89,940	08/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0075	7/26/2019	WD Q	Q	I	01	445,000

GRANTOR: OCCHUIZZO CHRISTOPHER  
GRANTEE: PRUIM KATHRYN S  
1873/1255 8/14/2013 WD Q I 02 360,000  
GRANTOR: SMITH JAMES A  
GRANTEE: OCCHUIZZO CHRISTOPH

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	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0825	BRICK	0	0	0	228.00	SF	12.50	12.50	100	1991	1991	3	86	2,451	
3	0858	SCULP CONC	0	0	0	1,366.00	SF	13.00	13.00	100	1993	1993	3	88	15,627	
4	1242	WD DECK A	0	0	0	275.00	SF	10.00	10.00	100	2003	2003	3	20	550	

TOTALS 3,024 2,572 394,883

1585 CANOPY DR, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N3 FOP=[YR=1993] N8 W36 S8 E23 U3 R3 E7 R3 D3 \$ U3 L3 W7 L3 D3 W36 S36 E25 FOP=[YR=1993] S1 E7 N7 W7 S6\$ N6 E7 S4 E12 FGR=[YR=1993] S25 E10N2 E12 N23 W22\$ E22 N13 W3 N18\$.

LAND DESCRIPTION

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	000134	C	RES POND	0		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

TOTAL OB/XF 21,008