

LOT 64
IN OR 1947/1852
PARKWAY NORTH PB 5/263

ROWDON WILLIAM C & ANTONIA F
1559 CANOPY DR
FERNANDINA BEACH, FL 32034

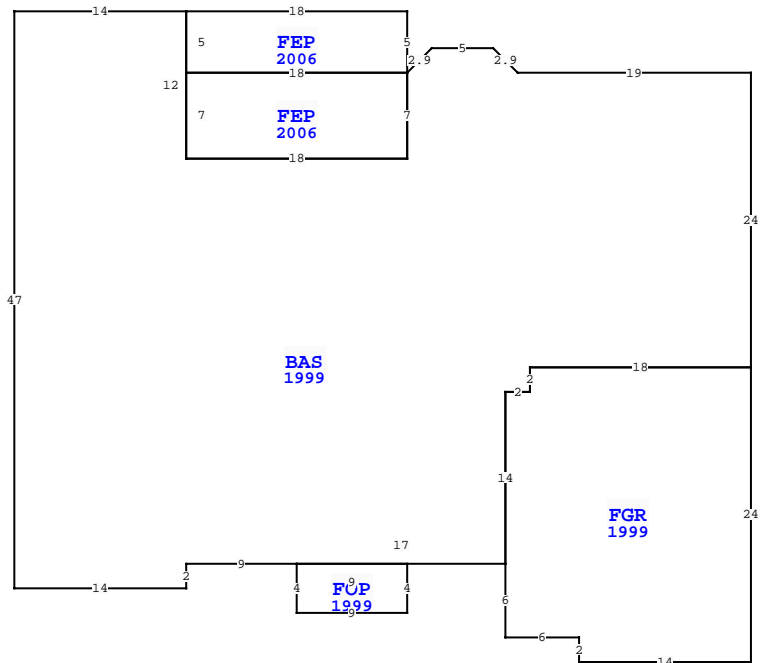
2025

00-00-31-163N-0064-0000



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	11	CLAY TILE	90
Interior Floo	14	CARPET	10
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	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	2,070	100	1999
FEP	90	80	2006
FEP	126	80	2006
FGR	464	55	1999
FOP	36	30	1999
TOTALS	2,786		

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%	- 2015		496,907	1999	2009	0	0	7.50	92.50
Heated Area: 2070						HX Base Yr 2015					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	459,639		
TOTAL MARKET OB/XF VALUE	43,394		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	703,033		
SOH/AGL Deduction	285,996		
ASSESSED VALUE	417,037		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	366,315		
TOTAL JUST VALUE	703,033		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	684,371		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110178	XFOB	7,200	02/07/2011
20102058	SWIM POOL	22,000	12/01/2010
20102059	SWIM POOL	1,500	12/01/2010
20102060	ELEC OTHER	650	12/01/2010
20061695	XFOB	18,600	07/20/2006
B990023	NEW CONSTR	170,417	03/10/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U / I	RSN CD	SALE PRICE
1947/1852	11/17/2014	WD Q	I	01	410,000
GRANTOR: COYLE DAVID W & LYNNE					
GRANTEE: ROWDON WILLIAM C &					
1693/1554	8/16/2010	WD Q	I	01	345,000
GRANTOR: ANDREW DENNIS G & LIN					
GRANTEE: COYLE DAVID W & LYN					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0810	CONCRETE A	0	100	0	930.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0	100	0	156.00	SF	6.50	6.50	100	1999
4	0810	CONCRETE A	0	100	0	45.00	SF	6.50	6.50	100	1999
5	0855	CONC PAVER	0	100	0	300.00	SF	10.00	10.00	100	2006
6	0861	POOL GUNIT	0	100	0	312.00	SF	85.00	85.00	100	2011
7	0911	SCRN RM A	0	100	0	1,000.00	SF	17.50	17.50	100	2011
8	0855	CONC PAVER	0	100	0	747.00	SF	10.00	10.00	100	2011
9	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2011

TOTAL OB/XF											
43,394											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W19 U2 L2 W5 D2 L2 FEP=[YR=2006] N5 W18 S5 E18\$ FEP=[YR=2006] W18 S7 E18 N7\$ S7 W18 N12 W14 S47 E14 N2 E9 FOP=[YR=1999] S4 E9 N4 W9\$ E17 FGR=[YR=1999] S6 E6 S2 E14 N24 W18 S2 W2 S14\$ N14 E2 N2 E18 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R1-G	0.00	0.00	1.00	UT	1.00