

LOT 72
IN OR 1905/611
PARKWAY NORTH PB 5/263

LAWARE MARGARET A &/BUCHANAN WILLIAM F
1502 CANOPY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0072-0000

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 Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
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
BAS	1,994	100	1999
BAS	180	100	2016
FGR	474	55	1999
FOP	40	30	1999
TOTALS	2,688		

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%	- 2017								
Heated Area: 2174						HX Base Yr 2017					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			415,293
TOTAL MARKET OB/XF VALUE			74,182
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			689,475
SOH/AGL Deduction			273,859
ASSESSED VALUE			415,616
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			364,894
TOTAL JUST VALUE			689,475
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			672,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211861	SWIM POOL	0	01/28/2022
20161785	962 SF ENCL	10,735	06/29/2016
20152949	ENCL/KIT	89,000	12/18/2015
20121036	H/AC	4,513	06/07/2012
B990022	NEW CONSTR	162,615	03/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1905/0611	3/03/2014	WD Q	Q	I	02	324,900
GRANTOR: POITRAS JEFFREY D & A						
GRANTEE: LAWARE MARGARET A &						
1356/0092	10/05/2005	WD Q	Q	I		424,000
GRANTOR: POIRIER GERTRUDE H &						
GRANTEE: POITRAS ANGELA F &						

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	0855	CONC PAVER	0	100	0	1,183.00	SF	10.00	10.00	100	2022
3	0911	SCRN RM A	0	100	0	1,423.00	SF	17.50	17.50	100	2022
4	0861	POOL GUNIT	0	100	0	316.00	SF	85.00	85.00	100	2022
5	0855	CONC PAVER	0	100	0	1,107.00	SF	10.00	10.00	100	2022

TOTAL OB/XF												74,182			
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				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W23 S8 BAS=[YR=2016] W24 S9 E16 N3 E2 N2 E6 N4 S4 W6 S2 W2 S3 W29 S35 E13 N4 E9 FOP=[YR=1999] S4 E10 N4 W10 S E19 FGR=[YR=1999] S4 E3 S1 E7 N1 E11 N23 W13 S2 W8 S17 S N17 E8 N2 E11 N29 S .											

LAND DESCRIPTION												TOTAL OB/XF				74,182			
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								