LOT 2
IN OR 1968/596
PARKWAY NORTH PB 5/263

RAY KAREN F TRUST/RAY KAREN F TRUSTEE
4443 TITLEIST DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

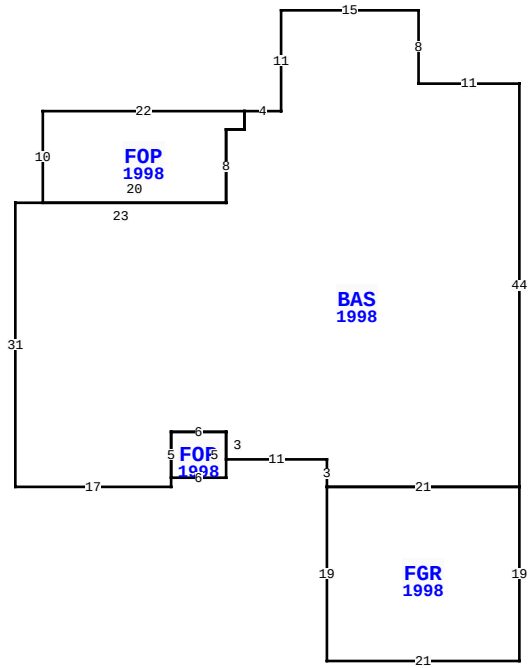
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	1998	2,150	364,753
FGR	399	55	1998	219	37,153
FOP	30	30	1998	9	1,527
FOP	204	30	1998	61	10,349
TOTALS	2,783			2,439	413,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,439	118.1488	196.13	478,361	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 2016 Heated Area: 2150 HX Base Yr 2016



4443 TITLEIST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		413,782
TOTAL MARKET OB/XF VALUE		47,332
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		661,114
SOH/AGL Deduction		444,896
ASSESSED VALUE		216,218
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		159,807
TOTAL JUST VALUE		661,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020226	XFOB	3,000	02/08/2002
B012623	XFOB	24,000	12/11/2001
B983582	NEW CONSTR	108,700	04/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1968/0596	3/17/2015	WD	Q	I	02	385,000
GRANTOR: WHITE MATTHEW P & KAT						
GRANTEE: RAY KAREN F TRUST						
1832/1828	12/04/2012	WD	Q	I	01	305,000
GRANTOR: ERMOLD LEONARD F & PA						
GRANTEE: WHITE MATTHEW P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 N8 W15 S11 W4 FOP=[YR=1998] W22 S10 E20 N8 E2 N2 $ S2 W2 S8 W23 S31 E17 N1 FOP=[YR=1998] E6 N5 W6 S5 $ N5 E6 S3 E11 S3 FGR=[YR=1998] S19 E21 N19 W21 $ E21 N44 $
.

EXTRA FEATURES

LN	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	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	689.00	SF	15.00	15.00	100	2002	2002	3	20	2,067	

LAND DESCRIPTION

TOTAL OB/XF 47,332

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS