LOT 6 IN OR 848/1939
PARKWAY NORTH PB 5/263

FUSCH KENNETH E & ELIZABETH R
4431 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0006-0000

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

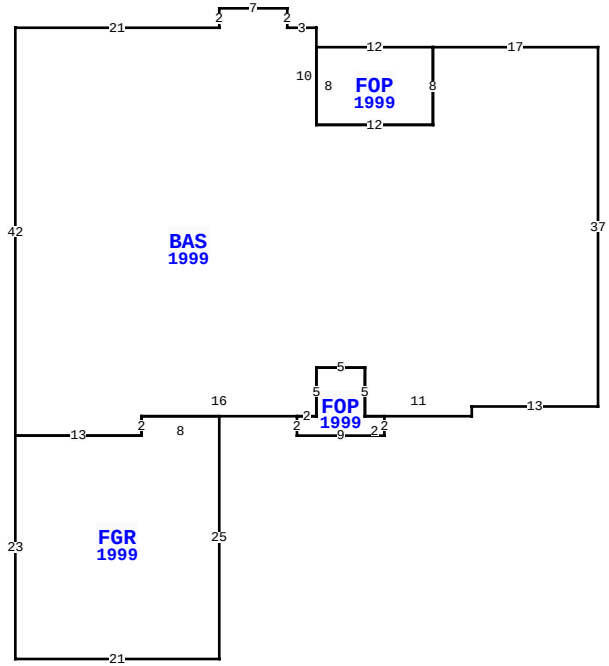
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1072.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	1999	2,248	375,741
FGR	499	55	1999	274	45,798
FOP	43	30	1999	13	2,173
FOP	96	30	1999	29	4,847
TOTALS	2,886			2,564	428,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,564	115.7376	192.12	492,596	1999	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 2000 Heated Area: 2248 HX Base Yr 2000



4431 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		428,559
TOTAL MARKET OB/XF VALUE		48,717
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		687,276
SOH/AGL Deduction		368,372
ASSESSED VALUE		318,904
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,493
TOTAL JUST VALUE		687,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985056	XFOB	6,693	03/01/1999
B984870	SWIM POOL	18,350	01/27/1999
B984493	NEW CONSTR	103,770	11/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/1939	9/16/1998	WD	Q	V		54,900
GRANTOR: CUMMINGS JEAN S						
GRANTEE: FUSCH KENNETH E & E						
0698/0797	2/14/1994	WD	Q	V		45,000
GRANTOR: EMBRY DEVELOPMENT COR						
GRANTEE: CUMMINGS JEAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W17 FOP=[YR=1999] W12 S8 E12 N8 $ S8 W12 N10 W3 N2 W7 S2 W21 S42 FGR=[YR=1999] S23 E21 N25 W8 S2 W13 $ E13 N2 E16 FOP=[YR=1999] S2 E9 N2 W2 N5 W5 S5 W2 $ E2 N5 E5 S5 E11 N1 E13 N37 $.

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	1999	1999	3	80	2,800	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	1,139.00	SF	15.00	15.00	100	1999	1999	3	20	3,417	

LAND DESCRIPTION

TOTAL OB/XF 48,717

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	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS