LOT 7
IN OR 1808/1590
PARKWAY NORTH PB 5/263

BIEBER JOHN & ROXANNE J
4427 TITLEIST DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0007-0000

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		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

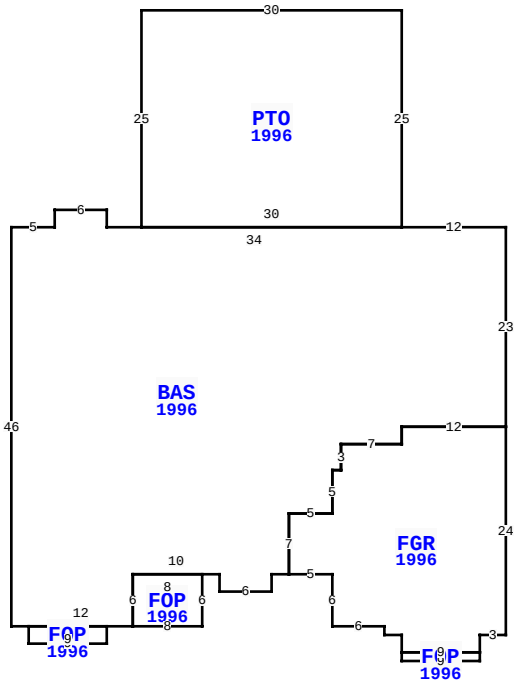
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1072.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	1996	2,032	340,748
FGR	508	55	1996	279	46,786
FOP	9	30	1996	3	503
FOP	18	30	1996	5	839
FOP	48	30	1996	14	2,348
PTO	750	5	1996	38	6,372
TOTALS	3,365			2,371	397,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,371	118.1488	196.13	465,024	1996	1996	0	0	0	14.50	85.50

1 SFR CUST 0% - 2026 Heated Area: 2032 HX Base Yr



4427 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	397,596
TOTAL MARKET OB/XF VALUE	5,252
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	612,848
SOH/AGL Deduction	0
ASSESSED VALUE	612,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	612,848
TOTAL JUST VALUE	612,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111766	WTR HTR	400	10/04/2011
B959257	NEW CONSTR	87,430	08/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1808/1590	8/15/2012	WD	Q	I	02	315,000
GRANTOR: FRANGOS THOMAS G & JO						
GRANTEE: BIEBER JOHN & ROXAN						
1047/0376	4/01/2002	WD	Q	I		285,000
GRANTOR: MOORE ROBERT & SANDRA						
GRANTEE: FRANGOS THOMAS G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 PTO=[YR=1996] N25 W30 S25 E30 $ W34 N2 W6 S2 W5 S46 E2 FOP=[YR=1996] S2 E9 N2 W9 $ E12 FOP=[YR=1996] E8 N6 W8 S6 $ N6 E10 S2 E6 N2 E2 FGR=[YR=1996] E5 S6 E6 S1 E2 S2 FOP=[YR=1996] S1 E9 N1 W9 $ E9 N2 E3 N24 W12 S2 W7 S3 W1 S5 W5 S7 $ N7 E5 N5 E1 N3 E7 N2 E12 N23 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
5	0911	SCRN RM A	0	0	24	30	720.00	SF	18.00	18.00	100	1997	1997	3	20	2,592	

LAND DESCRIPTION

TOTAL OB/XF 5,252

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	0		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