LOT 10
IN OR 726/863
PARKWAY NORTH PB 5/263

LONG ROBERT EDWIN & PATRICIA
4415 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0010-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

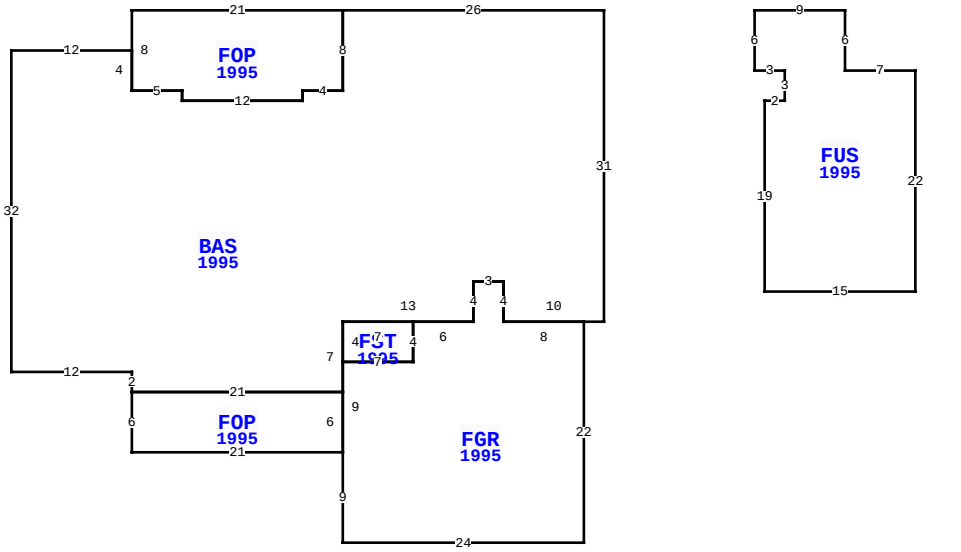
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1072.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1995	1,796	315,243
FGR	512	55	1995	282	49,498
FOP	126	30	1995	38	6,670
FOP	180	30	1995	54	9,478
FST	28	55	1995	15	2,633
FUS	378	100	1995	378	66,348
TOTALS	3,020			2,563	449,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,563	124.3968	206.50	529,260	1995	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 1996 Heated Area: 2174 HX Base Yr 1996



4415 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		449,871
TOTAL MARKET OB/XF VALUE		48,546
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		698,417
SOH/AGL Deduction		411,706
ASSESSED VALUE		286,711
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		230,300
TOTAL JUST VALUE		698,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101418	ADDITION	5,500	08/24/2010
B969786	XFOB	5,927	04/29/1996
B959150	SWIM POOL	8,750	06/15/1995
B948597	NEW CONSTR	83,360	09/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0726/0863	3/27/1995	WD	Q	I		159,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: LONG ROBERT EDWIN &						
0711/1159	8/17/1994	WD	U	V	19	136,000
GRANTOR: EMBRY DEV CORP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26 FOP=[YR=1995] W21 S8 E5 S1 E12 N1 E4 N8 $ S8 W4 S1 W12 N1 W5 N4 W12 S32 E12 S2 FOP=[YR=1995] S6 E21 FGR=[YR=1995] S9 E24 N22 W8 N4 W3 S4 W6 FST=[YR=1995] W7 S4 E7 N4 $ S4 W7 S9 $ N6 W21 $ E21 N7 E13 N4 E3 S4 E10 N31 $ PTR= E15 FUS=[YR=1995] E9 S6 E7 S22 W15 N19 E2 N3 W3 N6 $ W15 $.

EXTRA FEATURES

L N	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	1995	1995	3	74	2,590	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
8	0910	SCRN RM L	0	100	0	0	1,152.00	SF	15.00	15.00	100	1996	1996	3	20	3,456	

LAND DESCRIPTION

TOTAL OB/XF 48,546

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS