LOT 13
PARKWAY NORTH PB 5/263

MUMMERT GRANT ALLEN/WESSEL CAROLYN ELIZABETH
4403 TITLEIST DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0013-0000

BUILDING CHARACTERISTICS

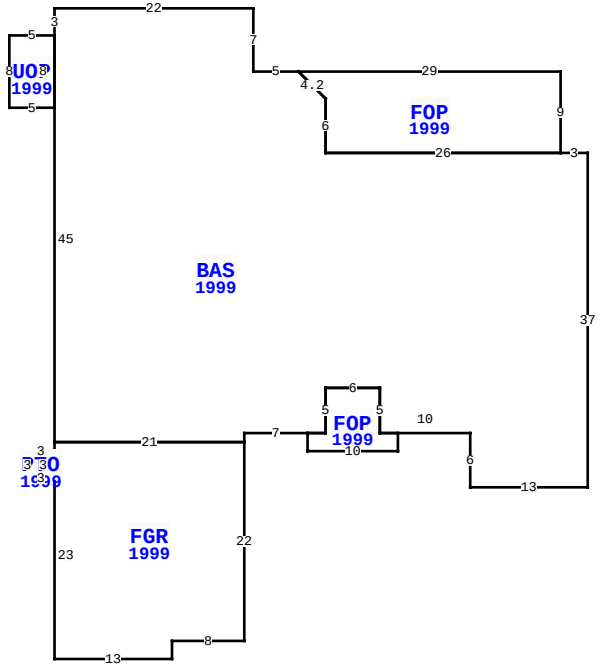
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,318	100	1999	2,318	421,038
FGR	488	55	1999	268	48,679
FOP	50	30	1999	15	2,725
FOP	239	30	1999	72	13,078
PTO	9	5	1999	0	0
UOP	40	20	1999	8	1,453
TOTALS	3,144			2,681	486,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,681	125.7696	208.78	559,739	1999	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 2026 Heated Area: 2318 HX Base Yr 2026



4403 TITLEIST DR, FERNANDINA BEACH

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

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	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
4	0911	SCRN RM A	0	100	0	0	910.00	SF	18.00	18.00	100	1999	1999	3	20	3,276	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		486,973
TOTAL MARKET OB/XF VALUE		48,576
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		735,549
SOH/AGL Deduction		0
ASSESSED VALUE		735,549
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		684,138
TOTAL JUST VALUE		735,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		685,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112236	H/AC	3,000	12/19/2011
2004444	NEW CONSTR	152,632	10/29/1998
B984444	NEW CONSTR	152,632	10/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/1089	3/28/2025	WD	Q	I	01	915,000
GRANTOR: FOLEY FAMILY TRUST						
GRANTEE: MUMMERT GRANT ALLEN						
2507/0580	10/14/2021	WD	U	I	11	100
GRANTOR: FOLEY JOHN D & HOPE M						
GRANTEE: FOLEY FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 FOP=[YR=1999] N9 W29 D3 R3 S6 E26 $ W26 N6 L3 U3 W5 N7W22 S3 UOP=[YR=1999] W5 S8 E5 N8 $ S45 FGR=[YR=1999] S1 PTO=[YR=1999] W3 S3E3 N3 $ S23 E13 N2 E8 N22 W21 $ E21 N1 E7 FOP=[YR=1999] S2 E10 N2W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 S6 E13 N37 $.

LAND DESCRIPTION

TOTAL OB/XF 48,576

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 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