

LOT 14
PARKWAY NORTH PB 5/263

MEYER JOHN CHARLES & SUZANNE M
4400 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0014-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,589	127.3800	211.45	758,894	1999	1999	0	0	0	12.50	87.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2026													Heated Area: 2931													HX Base Yr 2026												
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	3	100																																							
Bathrooms	3	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	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	2,529	100	1999	2,529	467,912																																				
FGR	395	55	1999	217	40,149																																				
FGR	601	55	1999	331	61,241																																				
FOP	112	30	1999	34	6,290																																				
FOP	181	30	1999	54	9,991																																				
FUS	402	100	1999	402	74,378																																				
PTO	78	5	1999	4	740																																				
UOP	25	20	1999	5	925																																				
UOP	66	20	1999	13	2,405																																				
TOTALS			4,389	3,589	664,032																																				
EXTRA FEATURES						4400 TITLEIST DR, FERNANDINA BEACH																																			
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																								
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1999	1999	05	85	51,000																									
5	0910	SCRN RM L	0	100	33	24	792.00	SF	15.00	15.00	100	1999	1999	3	20	2,376																									
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	80	1,600																									
TOTAL OB/XF 54,976																																									
LAND DESCRIPTION																		OTHER ADJUSTMENTS AND NOTES																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	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																																									