LOT 16
PARKWAY NORTH PB 5/263

SOMORA VICKI D
4406 TITLEIST DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0016-0000

BUILDING CHARACTERISTICS

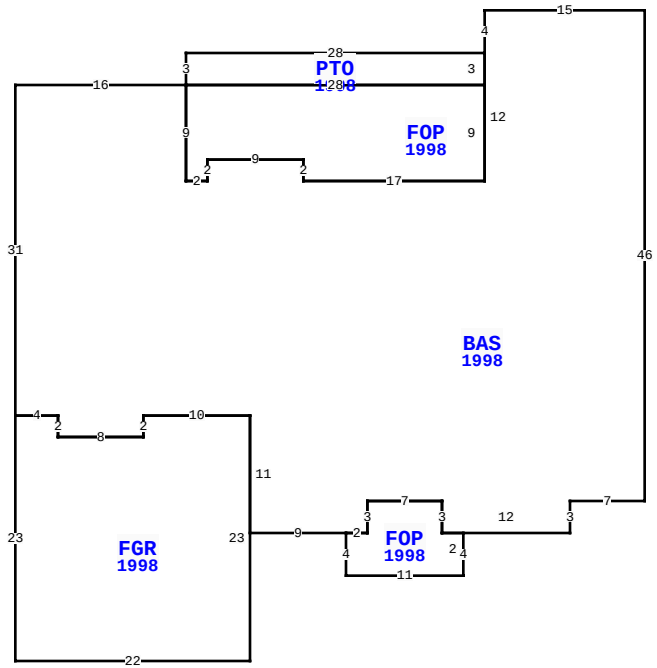
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,081	100	1998	2,081	353,047
FGR	490	55	1998	270	45,806
FOP	65	30	1998	20	3,393
FOP	234	30	1998	70	11,876
PTO	84	5	1998	4	679
TOTALS	2,954			2,445	414,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,445	118.1488	196.13	479,538	1998	1998	0	0	0	13.50	86.50

1 SFR CUST 100% - 2000 Heated Area: 2081 HX Base Yr 2000



4406 TITLEIST DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		414,800
TOTAL MARKET OB/XF VALUE		58,039
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		672,839
SOH/AGL Deduction		355,409
ASSESSED VALUE		317,430
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,019
TOTAL JUST VALUE		672,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173509	SCRNRM	12,000	11/08/2017
B0040462	XFOB	4,000	03/10/2004
B0034299	SWIM POOL	24,000	12/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2437/1271	2/25/2021	QC	U	I	11	100
GRANTOR: SOMORA JEFFERY						
GRANTEE: SOMORA VICKI D						
0863/0683	1/19/1999	WD	Q	I		179,300
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SOMORA JEFFERY & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15S4 PTO=[YR=1998] W28 S3 FOP=[YR=1998] S9 E2 N2 E9 S2 E17 N9 W28 $ E28 N3 $ S12 W17 N2 W9 S2 W2 N9W16 S31 FGR=[YR=1998] S23 E22 N23 W10 S2 W8 N2 W4 $ E4 S2 E8 N2 E10 S11 E9 FOP=[YR=1998] S4 E11 N4 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E12 N3 E7 N46 $.

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	1998	1998	3	79	2,765	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	959.00	SF	18.00	18.00	100	2018	2018	3	74	12,774	

LAND DESCRIPTION

TOTAL OB/XF 58,039

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