LOTS 21 & 22
PARKWAY NORTH PB 5/263

RHO NANCY H L/E/
4426 TITLEIST DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0021-0000

BUILDING CHARACTERISTICS

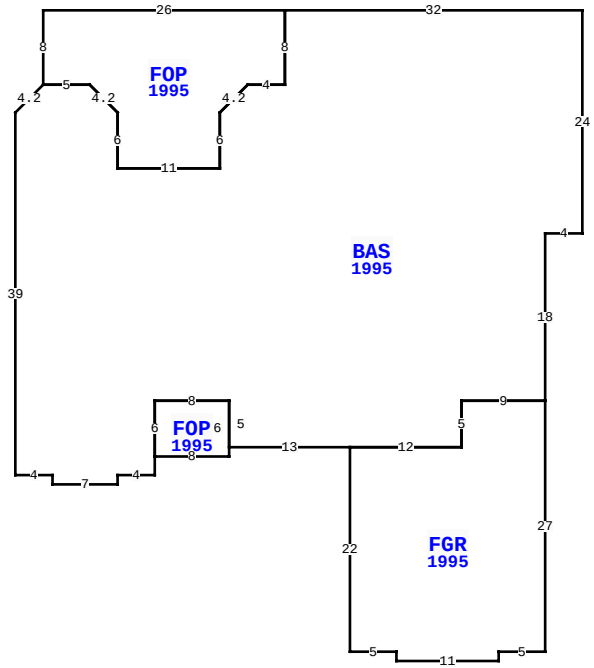
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,398	100	1995	2,398	388,031
FGR	518	55	1995	285	46,117
FOP	48	30	1995	14	2,265
FOP	316	30	1995	95	15,372
TOTALS	3,280			2,792	451,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,792	114.6816	190.37	531,513	1995	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 1996 Heated Area: 2398 HX Base Yr 1996



4426 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		451,786
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		854,376
SOH/AGL Deduction		513,240
ASSESSED VALUE		341,136
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		284,725
TOTAL JUST VALUE		854,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		838,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111015	H/AC	5,800	06/22/2011
B9101	NEW CONSTR	100,415	05/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/1453	11/24/2024	FJ	U	I	11	0
GRANTOR: RHO TAE YOUNG						
GRANTEE: RHO NANCY H L/E						
2751/1912	11/19/2024	FJ	U	I	11	0
GRANTOR: RHO TAE Y EST						
GRANTEE: RHO NANCY H L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W32 FOP=[YR=1995] W26 S8 E5 D3 R3 S6 E11 N6 R3 U3 E4 N8 $ S8 W4 D3 L3 S6 W11 N6 L3 U3 W5 L3 D3 S39 E4 S1 E7 N1 E4 N2 FOP=[YR=1995] E8 N6 W8 S6 $ N6 E8 S5E13 FGR=[YR=1995] S22 E5 S1 E11 N1 E5 N27 W9 S5 W12 $ E12 N5 E9 N18 E4 N24 $.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	2.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS