

LOT 26 IN OR 2099/152
PARKWAY NORTH PB 5/263

DUNLOP WILLIAM B
4446 TITLEIST DR
FERNANDINA BEACH, FL 32034

2026

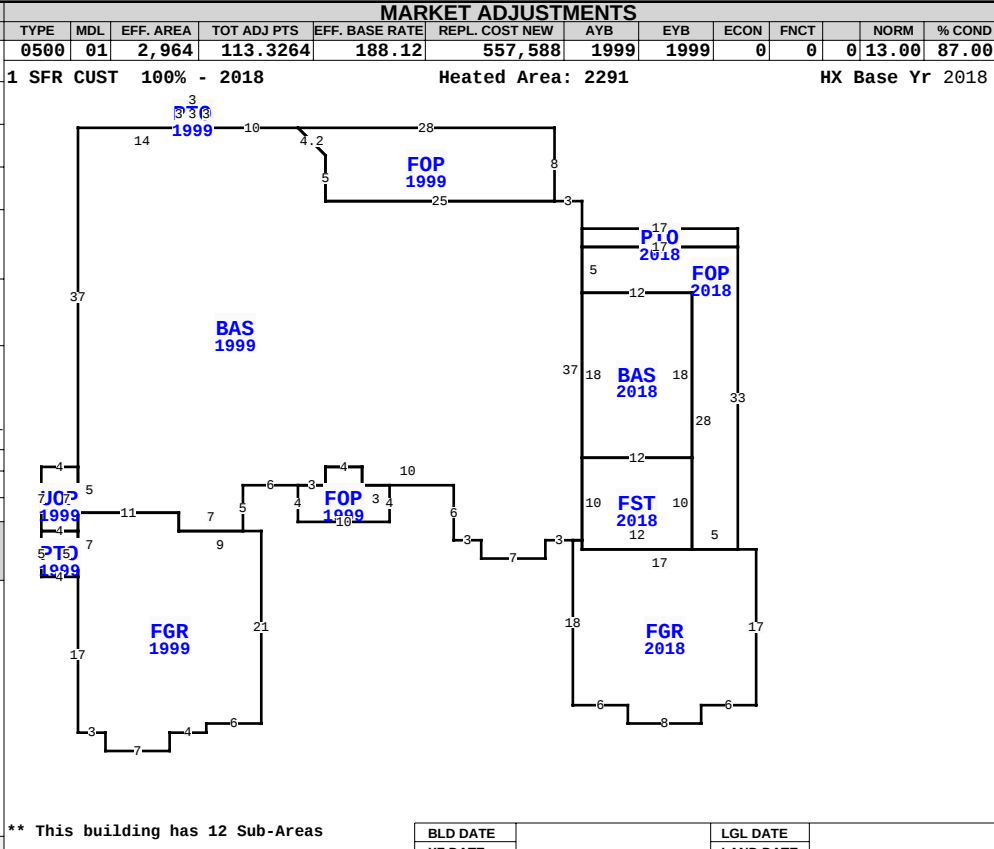
00-00-31-163N-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	2,075	100	1999	2,075	339,604
BAS	216	100	2018	216	35,352
FGR	470	55	1999	258	42,225
FGR	357	55	2018	196	32,079
FOP	48	30	1999	14	2,292
FOP	205	30	1999	62	10,147
FOP	225	30	2018	68	11,129
FST	120	55	2018	66	10,802
PTO	9	5	1999	0	0
PTO	20	5	1999	1	164
TOTALS	3,807			2,964	485,102



NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				485,102	
TOTAL MARKET OB/XF VALUE				11,258	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				696,360	
SOH/AGL Deduction				255,009	
ASSESSED VALUE				441,351	
TOTAL EXEMPTION VALUE		HX HB WX		56,411	
BASE TAXABLE VALUE				384,940	
TOTAL JUST VALUE				696,360	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				686,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173646	FGR ADD	53,159	11/20/2017
20173277	SCRNENCL	15,000	10/25/2017
B984736	NEW CONSTR	147,581	12/30/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2099/0152	2/03/2017	WD	Q	I	02
GRANTOR: SPENCE CHRISTOPHER & GRANTEE: DUNLOP WILLIAM B & 0886/1559 6/11/1999 WD Q I 167,600 GRANTOR: W R HOWELL COMPANY GRANTEE: SPENCE CHRISTOPHER					

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3
4	0911	SCRN RM A	0	100	0	0	635.00	SF	18.00	18.00	100	2018	2018	3

LAND DESCRIPTION					TOTAL OB/XF										11,258									
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		04/03/2024		BY KBA		Total Acres: 0.00		Total Land Value: 200,000		Market: 0		Agricultural: 0		Common: 200,000		PRINTED 07/09/2026 BY SYS								