LOT 28
PARKWAY NORTH PB 5/263

CARLIN SHEILA E L/E/
1514 CANOPY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0028-0000

BUILDING CHARACTERISTICS

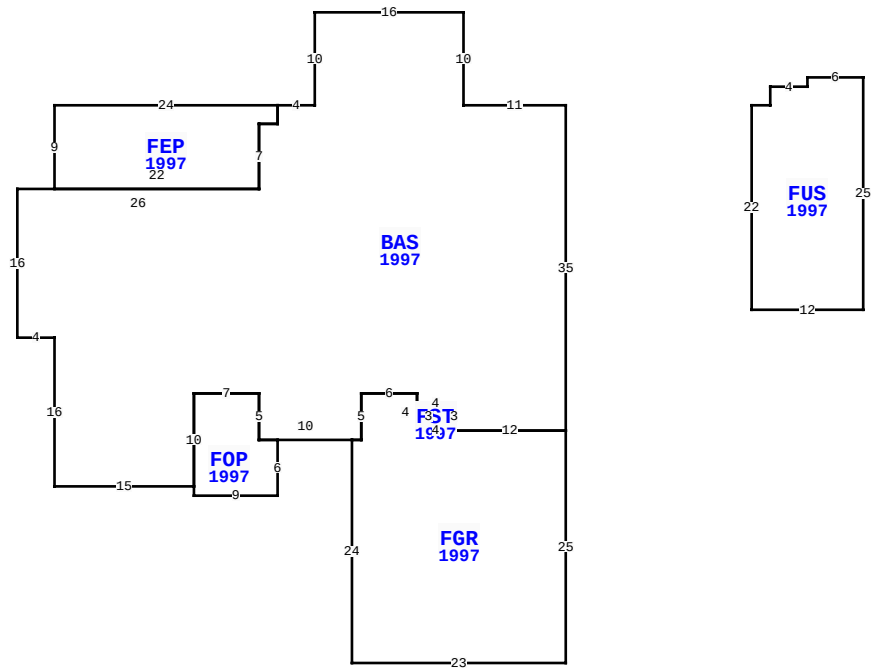
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,984	100	1997	1,984	331,693
FEP	202	80	1997	162	27,084
FGR	598	55	1997	329	55,004
FOP	89	30	1997	27	4,514
FST	12	55	1997	7	1,170
FUS	290	100	1997	290	48,483
TOTALS	3,175			2,799	467,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,799	117.1104	194.40	544,126	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 100% - 2017 Heated Area: 2274 HX Base Yr 2017



1514 CANOPY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		467,948
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		667,948
SOH/AGL Deduction		267,744
ASSESSED VALUE		400,204
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		343,793
TOTAL JUST VALUE		667,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062553	H/AC	9,100	11/14/2006
B9610166	NEW CONSTR	137,808	11/26/1996
2024-0498	REPLACEMENT OF 1	0	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/197	4/29/2025	LE	U	I	11	100
GRANTOR: CARLIN SHEILA E						
GRANTEE: CARLIN DAVID A						
2062/1172	7/28/2016	WD	Q	I	02	350,000
GRANTOR: DEFLORIO DANTE JR						
GRANTEE: CARLIN JOHN L & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W11 N10 W16 S10 W4 FEP=[YR=1997] W24 S9 E22 N7 E2 N2$ S2 W2 S7 W26 S16 E4 S16 E15 FOP=[YR=1997] S1 E9 N6 W2 N5 W7 S10$ N10 E7 S5 E10 FGR=[YR=1997] S24 E23 N25 W12 FST=[YR=1997] N3 W4 S3 E4$ W4 N4 W6 S5 W1$ E1 N5 E6 S1 E4 S3 E12 N35$ PTR=E20 FUS=[YR=1997] E2 N2 E4 N1 E6 S25 W12 N22$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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