LOT 31 IN OR 798/901
PARKWAY NORTH PB 5/263

HOGLE LEONARD G &/BARBER BARBARA
1526 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

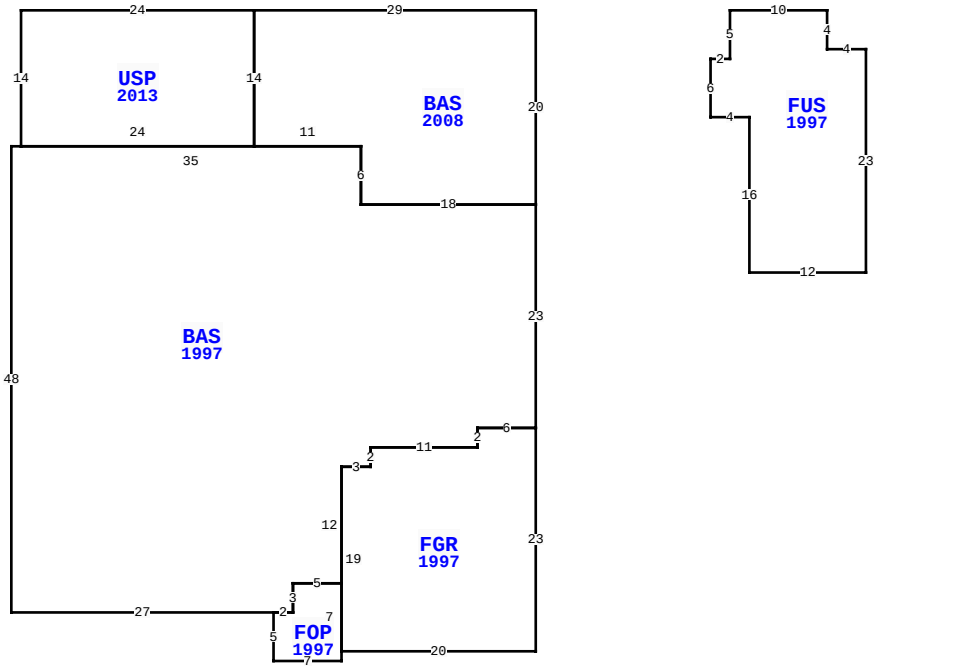
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,123	100	1997	2,123	341,309
BAS	514	100	2008	514	82,634
FGR	426	55	1997	234	37,620
FOP	50	30	1997	15	2,412
FUS	342	100	1997	342	54,982
USP	336	30	2013	101	16,238
TOTALS	3,791			3,329	535,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,329	111.3200	184.79	615,166	1997	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 1998 Heated Area: 2979 HX Base Yr 1998



1526 CANOPY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		535,194
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		735,194
SOH/AGL Deduction		412,136
ASSESSED VALUE		323,058
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		266,647
TOTAL JUST VALUE		735,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090397	ELEC OTHER	600	03/31/2009
20090260	XFOB	9,000	02/27/2009
20080670	OTHER	2,900	04/24/2008
20080671	H/AC	2,825	04/24/2008
20080633	ELEC OTHER	4,325	04/16/2008
20080540	ADDITION	36,391	04/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2531/1105	1/20/2022	WD	U	I	11	100
GRANTOR: HOGLE LEONARD G						
GRANTEE: HOGLE LEONARD G & B						
0798/0901	7/03/1997	WD	Q	I		181,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: KIRACOFE DOROTHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W29 USP=[YR=2013] W24 S14 BAS=[YR=1997] W1 S48 E27 FOP=[YR=1997] S5 E7 N1 FGR=[YR=1997] E20 N23 W6 S2 W11 S2 W3 S19 $ N7 W5 S3 W2 $ E2 N3 E5 N12 E3 N2 E11 N2 E6 N23 W18N6 W35$ E24 N14$ S14 E11 S6 E18 N20 $ PTR=E20 FUS=[YR=1997] E10 S4 E4 S23 W12 N16 W4 N6 E2 N5$ 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