LOT 37
PARKWAY NORTH PB 5/263

MCEWEN DAVID J & SUSAN L L/E/
1550 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

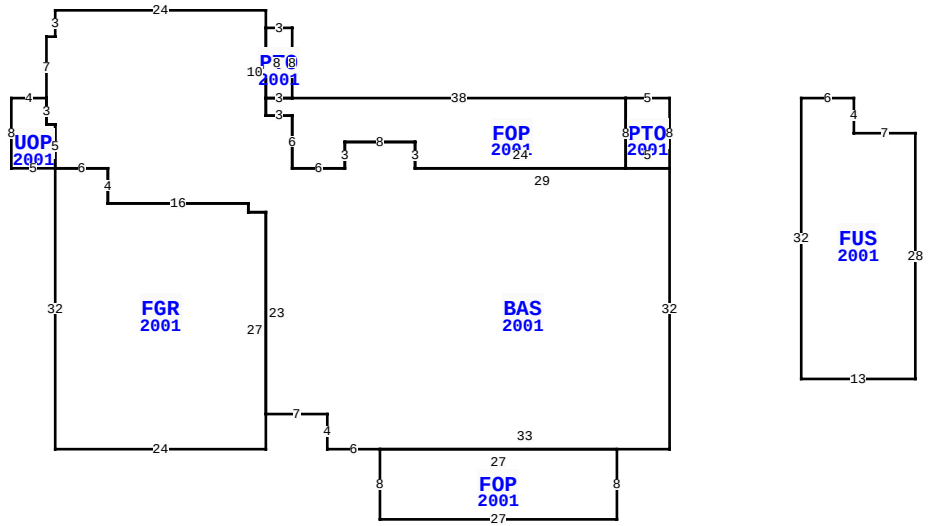
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,002	100	2001	2,002	346,381
FGR	694	55	2001	382	66,093
FOP	216	30	2001	65	11,247
FOP	286	30	2001	86	14,880
FUS	388	100	2001	388	67,131
PTO	24	5	2001	1	173
PTO	40	5	2001	2	346
UOP	37	20	2001	7	1,212
TOTALS	3,687			2,933	507,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,933	117.7726	195.50	573,402	2001	2001	0	0	0	11.50	88.50

1 SFR CUST 100% - 2002 Heated Area: 2390 HX Base Yr 2002



1550 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		507,461
TOTAL MARKET OB/XF VALUE		57,409
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		764,870
SOH/AGL Deduction		391,051
ASSESSED VALUE		373,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,408
TOTAL JUST VALUE		764,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141443	SCRNENC	8,100	07/02/2014
20140892	SWIM POOL	35,449	05/05/2014
B2004346	NEW CONSTR	150,432	11/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2822/1669	10/07/2025	WD	U	I	11	100
GRANTOR: MCEWEN DAVID J & SUSA						
GRANTEE: MCEWEN DAVID J IV						
0952/1411	10/05/2000	WD	Q	V		65,000
GRANTOR: BAJ HOLDINGS INC						
GRANTEE: MCEWEN DAVID J & SU						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W5 FOP=[YR=2001] W38 PTO=[YR=2001] N8 W3 BAS=[YR=2001] N2 W24 S3 W1 S7 UOP=[YR=2001] W4 S8 E5 FGR=[YR=2001] S32 E24 N27 W2 N1 W16 N4 W6 $ N5 W1 N3 $ S3 E1 S5 E6 S4 E16 S1 E2 S23 E7 S4 E6 FOP=[YR=2001] S8 E27 N8 W27 $ E33 N32 W29 N3 W8 S3 W6 N6 W3 N10 $ S8 E3 $ W3 S2 E3 S6 E6 N3 E8 S3 E24 N8 $ S8 E5 N8 $ PTR= E15 FUS=[YR=2001] E6 S4 E7 S28 W13 N32 $ W15 $.

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	2001	2001	3	83	2,905	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	
6	0911	SCRN RM A	0	100	0	0	960.00	SF	18.00	18.00	100	2014	2014	3	55	9,504	

LAND DESCRIPTION

TOTAL OB/XF 57,409

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