LOT 39
PARKWAY NORTH PB 5/263

LINCK BRUCE FULTON JR & REYNOLDS LINCK CHERYL L JO
1558 CANOPY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

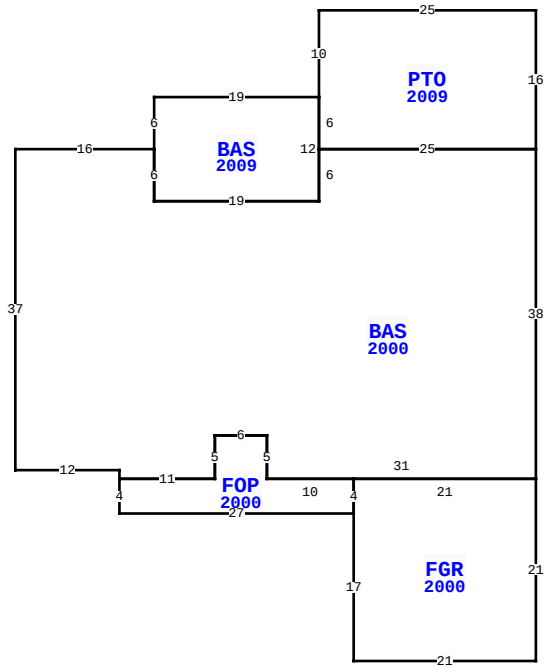
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,124	100	2000	2,124	357,527
BAS	228	100	2009	228	38,379
FGR	441	55	2000	243	40,904
FOP	138	30	2000	41	6,901
PTO	400	5	2009	20	3,367
TOTALS	3,331			2,656	447,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,656	114.5760	190.20	505,171	2000	2002	0	0	0	11.50	88.50

1 SFR CUST 100% - 2024 Heated Area: 2352 HX Base Yr 2024



1558 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		447,076
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		649,911
SOH/AGL Deduction		0
ASSESSED VALUE		649,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		598,500
TOTAL JUST VALUE		649,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		638,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991418	NEW CONSTR	137,665	10/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2866/909	4/28/2026	WD	U	I	11	100
GRANTOR: LINCK BRUCE FULTON JR						
GRANTEE: LINCK BRUCE FULTON						
2854/1121	3/06/2026	WD	U	I	11	100
GRANTOR: LINCK BRUCE FULTON JR						
GRANTEE: LINCK CHERYL L & BR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W25 S10 BAS=[YR=2009] W19S6 BAS=[YR=2000] W16 S37 E12S1 FOP=[YR=2000] S4 E27 FGR=[YR=2000] S17 E21 N21 W21 S4$ N4 W10 N5 W6 S5 W11$ E11 N5 E6 S5 E31 N38 W25S6W19N6$S6 E19N12$S6E25N16$.

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	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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