LOT 40
PARKWAY NORTH PB 5/263

BRADLEY FAMILY REVOCABLE TRUST/BRADLEY JAMES ROBER
1560 CANOPY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

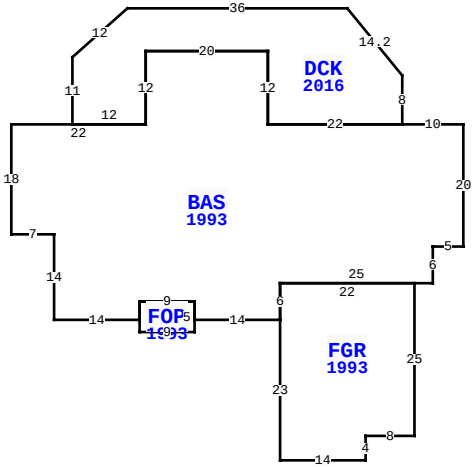
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	

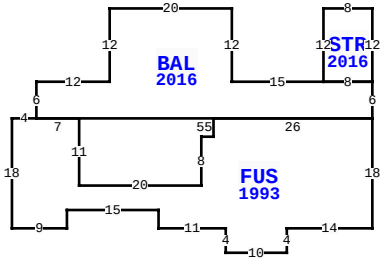
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	570	15	2016	86	12,580
BAS	2,273	100	1993	2,273	332,503
DCK	701	10	2016	70	10,240
FGR	606	55	1993	333	48,712
FOP	45	30	1993	14	2,048
FUS	831	100	1993	831	121,562
STR	96	10	2016	10	1,463
TOTALS	5,122			3,617	529,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,617	105.5340	175.19	633,662	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 100% - 2019 Heated Area: 3104 HX Base Yr 2019





1560 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		529,108
TOTAL MARKET OB/XF VALUE		1,360
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		730,468
SOH/AGL Deduction		259,507
ASSESSED VALUE		470,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		419,550
TOTAL JUST VALUE		730,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152966	REPDCK	17,856	12/21/2015
B969943	REMODEL	9,600	07/26/1996
7118	NEW CONSTR	107,542	06/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1246	9/30/2024	WD	U	I	11	100
GRANTOR: BRADLEY JAMES ROBERT						
GRANTEE: BRADLEY FAMILY REVO						
2207/0472	6/29/2018	WD	Q	I	01	550,000
GRANTOR: FRANZESE REVOCABLE TR						
GRANTEE: BRADLEY JAMES ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 DCK=[YR=2016] N8 U11 L9 W36 D8 L9
S11E12 N12 E20 S12 E22$W22 N12 W20 S12 W22 S18 E7 S14 E14
FOP=[YR=1993] S2 E9 N5 W9 S3 $ N3 E9S3 E14 FGR=[YR=1993] S23
E14 N4 E8 N25 W22 S6 $ N6 E25 N6 E5 N20 $ PTR= E15
FUS=[YR=1993] E4 BAL=[YR=2016] N6 E12 N12 E20 S12 E15
STR=[YR=2016] N12 E8 S12 W8$ E8 S6 W55$ E7 S11 E20 N8 E2 N3
E26 S18 W14 S4 W10 N4 W11 N3 W15 S3 W9 N18 $ 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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	68	1,360	

LAND DESCRIPTION

TOTAL OB/XF 1,360

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