LOT 43
PARKWAY NORTH PB 5/263

RADTKE RONALD PAUL & JENNIFER
1566 CANOPY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

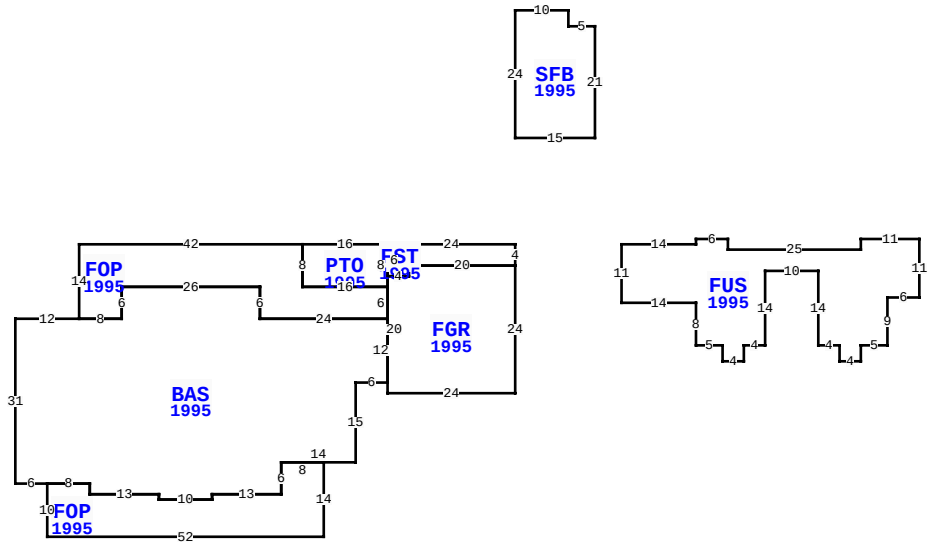
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	2,238	100	1995	2,238	355,335
FGR	568	55	1995	312	49,537
FOP	470	30	1995	141	22,387
FOP	528	30	1995	158	25,087
FST	104	55	1995	57	9,050
FUS	774	100	1995	774	122,891
PTO	128	5	1995	6	952
SFB	345	80	1995	276	43,821
TOTALS	5,155			3,962	629,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,962	111.8700	185.70	735,743	1995	1995	0	0	0	14.50	85.50

1 SFR CUST 0% - 2023 Heated Area: 3288 HX Base Yr



1566 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	629,060
TOTAL MARKET OB/XF VALUE	45,090
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	874,150
SOH/AGL Deduction	0
ASSESSED VALUE	874,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	874,150
TOTAL JUST VALUE	874,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	842,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122582	REPAIR/RRF	3,000	12/28/2012
20110608	OTHER	240	04/25/2011
B969789	SWIM POOL	0	05/01/1996
B959092	NEW CONSTR	131,775	05/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1516	3/04/2022	WD	Q	I	01	910,000
GRANTOR: HOWARD SUSAN C						
GRANTEE: RADTKE RONALD PAUL						
1354/1923	10/03/2005	WD	Q	I		740,000
GRANTOR: ROEBUCK MARY H						
GRANTEE: HOWARD MARK A & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1995] W24 PTO=[YR=1995] W16 FOP=[YR=1995] W42 S14 BAS=[YR=1995] W12 S31 E6 FOP=[YR=1995] S10 E52 N14 W8 S6 W13 S1 W10 N1 W13 N2 W8$ E8 S2 E13 S1 E10 N1 E13 N6 E14 N15 E6 FGR=[YR=1995] S2 E24 N24 W20 S2 W4 S20$ N12 W24 N6 W26 S6 W8$ E8 N6 E26 S6 E24 N6 W16 N8 $ S8 E16 N8$ S6 E4 N2 E20 N4$ PTR=E20 FUS=[YR=1995] E14 N1 E6 S2 E25 N2 E11 S11 W6 S9 W5 S3 W4 N3 W4 N14 W10 S14 W4 S3 W4 N3 W5 N8 W14 N11$ W20$ PTR=N20 SFB=[YR=1995] N24 E10 S3 E5 S21 W15$ S20$.

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
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,090

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	000100	C	RES	0		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