

MCCARTHY GLENN M & JUDITH ANN
1570 CANOPY DR
FERNANDINA BEACH, FL 32034

00-00-31-163N-0044-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 90

Exterior Wall05AVERAGE 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1072.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,63710019932,637414,321

FEP77801993629,742

FGR1,00855199355487,043

FOP105301993325,027

FST32551993182,828

UST63451993284,400

TOTALS3,9223,331523,361

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30500FP-PRE FAB0100001.00UT3,500.003,500.00100199119913662,310

40860POOL/SPA0100001.00UT50,000.0050,000.0010019911991048542,500

60910SCRN RM L010000965.00SF15.0015.00100199119913202,895

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT DPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

1000100CRES100R1-G0.000.001.00UT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500013,331114.5584190.17633,456199120010017.3882.62

1 SFR CUST 100% - 2018Heated Area: 2637HX Base Yr 2018

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE523,361

TOTAL MARKET OB/XF VALUE47,705

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE771,066

SOH/AGL Deduction393,177

ASSESSED VALUE377,889

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE326,478

TOTAL JUST VALUE771,066

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE723,739

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSNCDSALE PRICE

2114/09584/18/2017WDQI01449,000

GRANTOR:HANNA JEAN G REVOCABL

GRANTEE:MCCARTHY GLENN MICH

0919/15922/11/2000WDQI01100

GRANTOR:HANNA JEAN G

GRANTEE:HANNA JEAN G TRUSTE

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W9 BAS=[YR=1993] W9 S5 E2 S4 W2 S14 W16 N3 W2 N1 W7 S1 W2 S2 W2 N2 W2 N1 W7 S1 W2 S2 W2 FEP=[YR=1993] W7 S11 E7 N11 \$ S11 W7 S22 E4 S3 E22 FOP=[YR=1993] S2 E7 N15 W7 S13 \$ N13 E7 S9 E13 S4 FGR=[YR=1993] S28 E14 N4 E22 N28 W22 FST=[YR=1993] N4 W4 S8 E4 N4 \$ S4 W14 \$ E10 N8 E4 S4 E14 N13 W3 N5 W1 N13 W3 N16 W9 N7 \$ S7 E9 N7 \$.