LOT 50
IN OR 1304/568
PARKWAY NORTH PB 5/263

SEAGRAVES ELI & THEA R
1589 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

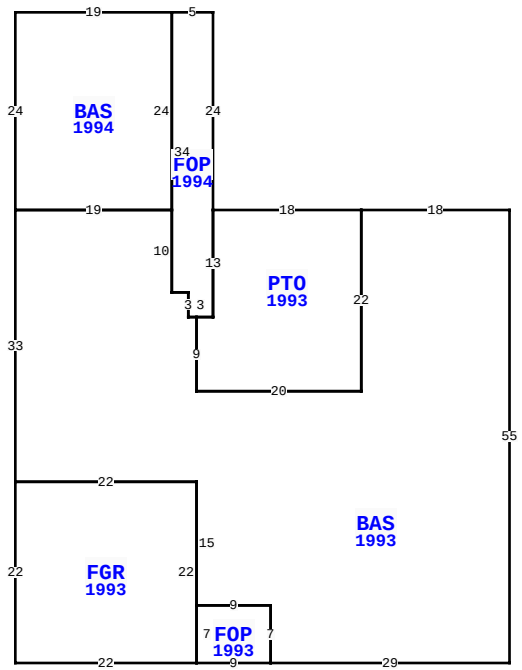
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1072.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1993	2,280	324,107
BAS	456	100	1994	456	64,822
FGR	484	55	1993	266	37,812
FOP	63	30	1993	19	2,701
FOP	179	30	1994	54	7,676
PTO	414	5	1993	21	2,986
TOTALS	3,876			3,096	440,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,096	114.5584	190.17	588,766	1990	1990	0	0	0	25.25	74.75

1 SFR CUST 100% - 2006 Heated Area: 2736 HX Base Yr 2006



1589 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		440,103
TOTAL MARKET OB/XF VALUE		2,576
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		642,679
SOH/AGL Deduction		348,919
ASSESSED VALUE		293,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,349
TOTAL JUST VALUE		642,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7826	ADDITION	15,000	07/28/1993
5767B	NEW CONSTR	92,610	01/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0568	3/24/2005	TD	Q	I		449,900
GRANTOR: BOUFFARD GERALDINE B						
GRANTEE: SEAGRAVES ELI & THE						
0957/0400	11/07/2000	QC	Q	I	01	100
GRANTOR: BOUFFARD GERALDINE B						
GRANTEE: BOUFFARD GERALDINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] W18 FOP=[YR=1994] N24 W5 BAS=[YR=1994] W19 S24 E19 N24 $ S34 E2 S3 E3 N13 $ S13 W2 S9 E20 N22 $ S22 W20 N9 W1 N3W2 N10 W19 S33 FGR=[YR=1993] S22 E22FOP=[YR=1993] E9 N7 W9 S7 $ N22 W22 $ E22 S15 E9 S7 E29 N55 $.

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	1990	1990	3	64	2,240	
4	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 2,576

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	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