LOT 51
PARKWAY NORTH PB 5/263

PRUIM KATHRYN S
1585 CANOPY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0051-0000

BUILDING CHARACTERISTICS

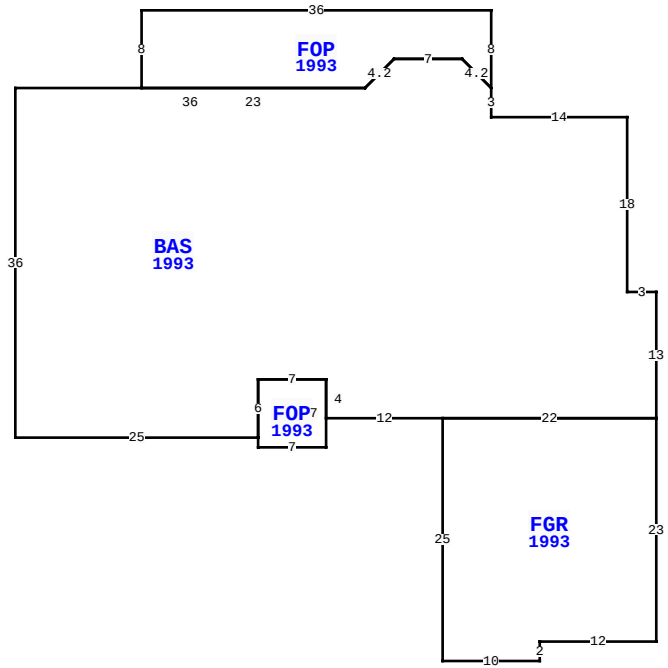
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,191	100	1993	2,191	351,303
FGR	526	55	1993	289	46,338
FOP	49	30	1993	15	2,405
FOP	258	30	1993	77	12,346
TOTALS	3,024			2,572	412,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,572	116.3712	193.18	496,859	1991	1991	0	0	0	17.00	83.00

1 SFR CUST 0% - 0 Heated Area: 2191 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1585 CANOPY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	412,393
TOTAL MARKET OB/XF VALUE	2,860
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	625,253
SOH/AGL Deduction	50,064
ASSESSED VALUE	575,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	575,189
TOTAL JUST VALUE	625,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	625,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200018	REMODEL	0	01/16/2020
20091155	REPAIR/RRF	7,315	08/31/2009
20090039	REPAIR/RRF	10,584	01/13/2009
6712	NEW CONSTR	89,940	08/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0075	7/26/2019	WD	Q	I	01	445,000
GRANTOR: OCCHUIZZO CHRISTOPHER						
GRANTEE: PRUIM KATHRYN S						
1873/1255	8/14/2013	WD	Q	I	02	360,000
GRANTOR: SMITH JAMES A						
GRANTEE: OCCHUIZZO CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N3 FOP=[YR=1993] N8 W36 S8 E23 U3 R3 E7 R3 D3 $ U3 L3 W7 L3 D3 W36 S36 E25 FOP=[YR=1993] S1 E7 N7 W7 S6$ N6 E7 S4 E12 FGR=[YR=1993] S25 E10N2 E12 N23 W22$ E22 N13 W3 N18$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
4	1242	WD DECK A	0	0	0	0	275.00	SF	10.00	10.00	100	2003	2003	3	20	550	

LAND DESCRIPTION

TOTAL OB/XF 2,860

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	000134	C	RES POND	0		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS