LOT 65
IN OR 1987/289
PARKWAY NORTH PB 5/263

JONES ALUN HUW & KAREN
1555 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0065-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

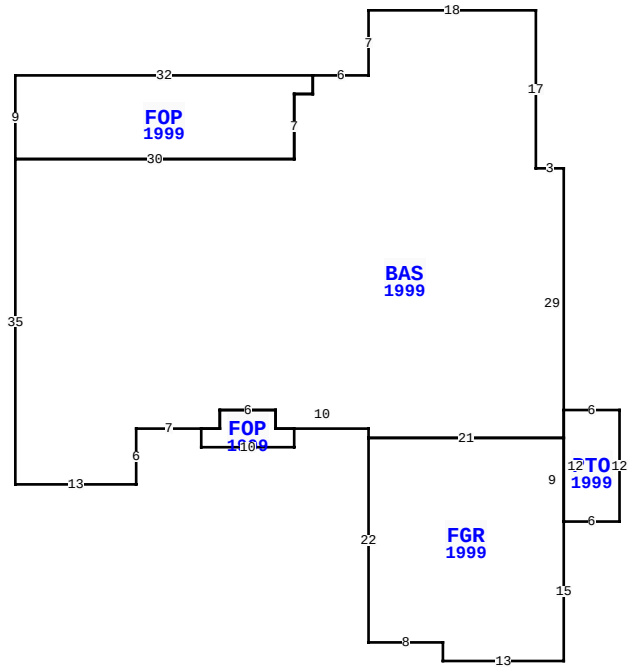
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1072.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	1999	2,151	369,371
FGR	488	55	1999	268	46,021
FOP	32	30	1999	10	1,717
FOP	274	30	1999	82	14,081
PTO	72	5	1999	4	687
TOTALS	3,017			2,515	431,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,515	118.9056	197.38	496,411	1999	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 2017 Heated Area: 2151 HX Base Yr 2017



1555 CANOPY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		431,878
TOTAL MARKET OB/XF VALUE		49,510
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		691,388
SOH/AGL Deduction		302,841
ASSESSED VALUE		388,547
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,136
TOTAL JUST VALUE		691,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010694	SWIM POOL	29,000	04/23/2001
B990021	NEW CONSTR	192,147	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0289	6/22/2015	WD	Q	I	01	426,000
GRANTOR: ROBERTSON BILLY & LIS						
GRANTEE: JONES ALUN HUW & KA						
1521/1477	8/27/2007	WD	Q	I		466,300
GRANTOR: JOHNSON PETER B & ALI						
GRANTEE: ROBERTSON BILLY & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W18 S7 W6 FOP=[YR=1999] W32 S9 E30 N7 E2 N2 $ S2 W2 S7 W30 S35 E13 N6 E7 FOP=[YR=1999] S2 E10 N2 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E10 S1 FGR=[YR=1999] S22 E8 S2 E13 N15 PTO=[YR=1999] E6 N12 W6 S12 $ N9 W21 $ E21 N29 W3 N17 $.

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	1999	1999	3	80	2,800	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	1,382.00	SF	15.00	15.00	100	2002	2002	3	20	4,146	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2002	2002	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 49,510

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	100		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