LOT 71
IN OR 1707/1443
PARKWAY NORTH PB 5/263

HILDEBRANDT DOUGLAS T & DAVIDA
1506 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-163N-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

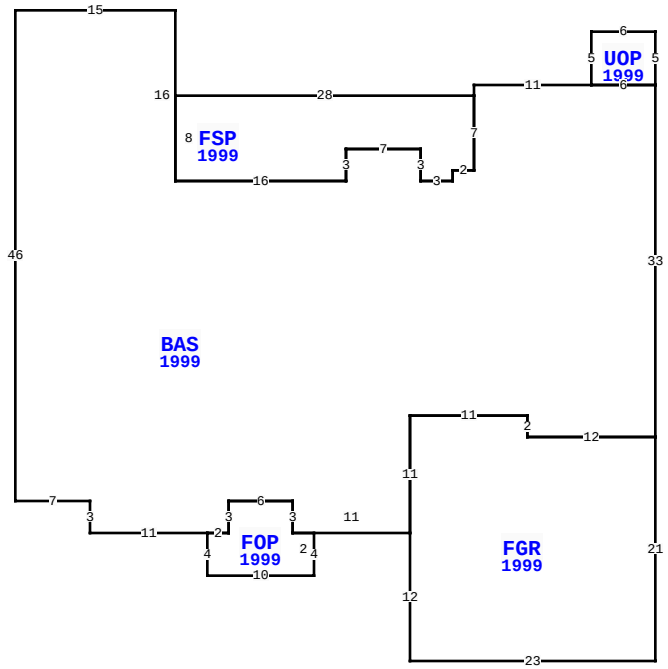
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,128	100	1999	2,128	329,109
FGR	505	55	1999	278	42,994
FOP	58	30	1999	17	2,629
FSP	201	40	1999	80	12,373
UOP	30	20	1999	6	928
TOTALS	2,922			2,509	388,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,509	115.7376	192.12	482,029	1999	1999	0	0	0	19.50	80.50

1 SFR CUST 100% - 2011 Heated Area: 2128 HX Base Yr 2011



1506 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		388,033
TOTAL MARKET OB/XF VALUE		48,135
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		636,168
SOH/AGL Deduction		356,414
ASSESSED VALUE		279,754
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,343
TOTAL JUST VALUE		636,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131838	PAVERS	0	08/05/2013
20102150	XFOB	300	12/17/2010
B990215	NEW CONSTR	150,000	04/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1707/1443	10/28/2010	WD	Q	I	02	280,300
GRANTOR: FORREST VICKIE R						
GRANTEE: HILDEBRANDT DOUGLAS						
0903/0833	10/14/1999	WD	Q	I		210,500
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: FORREST ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W6 S5 BAS=[YR=1999] W11 S1 FSP=[YR=1999] W28 S8 E16 N3 E7 S3 E3 N1 E2 N7 $ S7 W2 S1 W3 N3 W7 S3 W16 N16 W15 S46 E7 S3 E11 FOP=[YR=1999] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E11 FGR=[YR=1999] S12 E23 N21 W12 N2 W11 S11 $ N11 E11 S2 E12 N33 W6 $ E6 N5 $.

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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	945.00	SF	15.00	15.00	100	1999	1999	3	20	2,835	

LAND DESCRIPTION

TOTAL OB/XF 48,135

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