LOT 3
IN OR 780/1089
4811 PARKWAY PB 5/132

TUCKER DANIEL M & RANNIE G
1793 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0003-0000

BUILDING CHARACTERISTICS

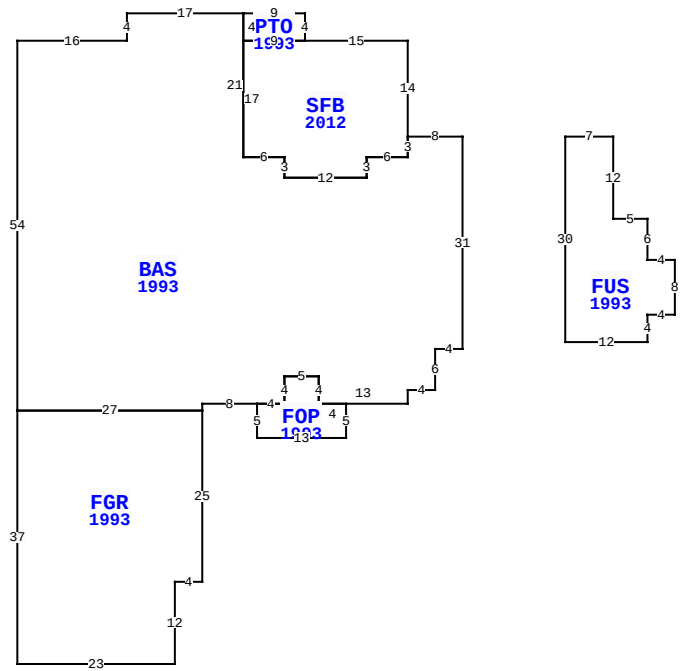
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,924	100	2,924	369,219
FGR	951	55	523	66,041
FOP	85	30	26	3,283
FUS	332	100	332	41,922
PTO	36	5	2	253
SFB	444	80	355	44,826
TOTALS	4,772		4,162	525,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,162	113.2428	161.37	671,622	1993	1993	0	0	0	21.75	78.25

1 SFR CUST – 100% - 1997 Heated Area: 3611 HX Base Yr 1997



1793 FAIRWAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		525,544
TOTAL MARKET OB/XF VALUE		7,030
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		882,574
SOH/AGL Deduction		516,141
ASSESSED VALUE		366,433
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,433
TOTAL JUST VALUE		882,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		700,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213134	REPAIR/RRF	12,000	09/03/2012
B9805631	ADDITION	11,088	12/01/1998
00312	NEW CONSTR	128,327	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/1089	12/26/1996	WD	Q	I		298,500
GRANTOR: HAKLIN HENRY M & JOSE						
GRANTEE: TUCKER DANIEL M & R						
0766/1189	7/26/1996	WD	Q	I		300,000
GRANTOR: VANPUYMBROUCK ROBERT						
GRANTEE: HAKLIN HENRY M & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 SFB=[YR=2012] N14 W15 PTO=[YR=1993] N4 W9 S4 E9$ W9 S17 E6 S3 E12 N3 E6 N3$ S3 W6 S3 W12 N3 W6 N21 W17S4 W16 S54 FGR=[YR=1993] S37 E23 N12 E4 N25 W27 $ E27 N1 E8 FOP=[YR=1993] S5 E13 N5 W4 N4 W5 S4 W4$ E4 N4 E5 S4E13 N2 E4 N6 E4 N31$ PTR=E15 FUS=[YR=1993] E7 S12 E5 S6 E4 S8 W4 S4 W12 N30$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	1993	1993	3	68	3,166	
3	0825	BRICK	0	100	0	0	184.00	SF	12.50	12.50	100	1993	1993	3	90	2,070	
4	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	1993	1993	3	68	274	

LAND DESCRIPTION

TOTAL OB/XF 7,030

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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS