

LOT 4
4811 PARKWAY PB 5/132

GUNDERMAN ROBERT DALE JR & CHERYL LEIGH JOINT LIVI
1791 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0004-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	16	WD FR STUC	100	0500	01	3,817	113.3325	161.50	616,446	1993	1993	0	0	0	14.50	85.50	VALUATION BY STANDARD																						
Roof Structur	08	IRREGULAR	100	1 SFR CUST - 100% - 2022												Heated Area: 3413												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL	100													VALUATION SUMMARY																							
Interior Wall	05	DRYWALL	80													Tax Group: 8												Tax Dist:											
Interior Wall	08	DECORATIVE 20	BUILDING MARKET VALUE													527,061																							
Interior Floo	14	CARPET 70	TOTAL MARKET OB/XF VALUE													9,841																							
Interior Floo	12	HARDWOOD 30	TOTAL LAND VALUE - MARKET													350,000																							
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE													886,902																							
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction													163,745																							
Bedrooms	4	100	ASSESSED VALUE													723,157																							
Bathrooms	2.5	100	TOTAL EXEMPTION VALUE													HX HB 50,000																							
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE													673,157																							
Stories	2.	100	TOTAL JUST VALUE												886,902																								
Units	0	100	NCON VALUE												0																								
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 702,094																								
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	3,060	100	3,060	422,532																																			
FGR	549	55	302	41,701																																			
FOP	35	30	10	1,381																																			
FSP	229	40	92	12,704																																			
FUS	353	100	353	48,744																																			
TOTALS	4,226		3,817	527,061																																			
EXTRA FEATURES				1791 FAIRWAY DR, FERNANDINA BEACH																																			
L N	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	0812	CONCRETE C	0	100	0	0			1,773.00	SF	4.00				4,823																								
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				1,520																								
3	0855	CONC PAVER	0	100	0	0			54.00	SF	7.00				310																								
4	0830	FLAGSTONE	0	100	0	0			324.00	SF	12.00				3,188																								
LAND DESCRIPTION																	TOTAL OB/XF 9,841																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																							