

LOT 5
IN OR 2070/1906
4811 PARKWAY PB 5/132

BETTENDORF HENRY A/BETTENDORF MARY ETHEL REV TRUST
1789 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0005-0000



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	20	FACE BRICK 70	0500	01	3,243	119.4482	170.21	551,991	1999	1999	0	0	0	15.38	84.62	VALUATION BY STANDARD										
Exterior Wall	10	ABOVE AVG 30	1 SFR CUST - 100% - 2017													Heated Area: 2816										
Roof Structure	08	IRREGULAR 100	HX Base Yr 2017																							
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 70																								
Interior Floor	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
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	1,908	100	1,908	274,813																						
FGR	578	55	318	45,802																						
FOP	70	30	21	3,024																						
FUS	908	100	908	130,781																						
PTO	12	5	1	144																						
PTO	30	5	2	288																						
UOP	10	20	2	288																						
UOP	65	20	13	1,873																						
UOP	78	20	16	2,304																						
UOP	270	20	54	7,777																						
TOTALS	3,929		3,243	467,095																						
EXTRA FEATURES					1789 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680										
2	0810	CONCRETE A	0	100	0	0	1,928.00	SF	6.50	6.50	100	1999	1999	3	79	9,900										
3	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50	6.50	100	1999	1999	3	79	796										
4	0861	POOL GUNIT	0	100	0	0	401.00	SF	85.00	85.00	100	1999	1999	3	25	8,521										
5	0845	KOOL DECK	0	100	0	0	569.00	SF	7.25	7.25	100	1999	1999	3	79	3,259										
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200										
7	0910	SCRN RM L	0	100	0	0	1,245.00	SF	15.00	15.00	100	2000	2000	3	20	3,735										
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400										
TOTAL OB/XF 28,491																										
LAND DESCRIPTION																										
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									
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 06/08/2021 BY RXX																										
Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																										