LOT 6
4811 PARKWAY PB 5/132

BERRY HAROLD J & MARION B
1787 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	14	WD SHINGLE 30
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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

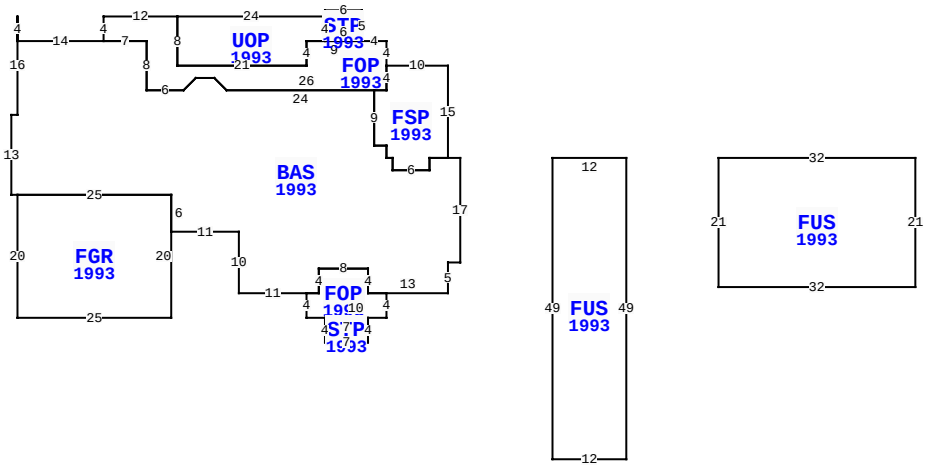
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	1,853	199,185
FGR	500	55	275	29,560
FOP	84	30	25	2,688
FOP	266	30	80	8,600
FSP	180	40	72	7,740
FUS	588	100	588	63,206
FUS	672	100	672	72,236
STP	28	10	3	323
STP	30	10	3	323
UOP	180	20	36	3,869
TOTALS	4,381		3,607	387,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,607	90.8820	129.51	467,143	1988	1988	0	0	0	17.00	83.00

1 SFR CUST – 0% - 2023 Heated Area: 3113 HX Base Yr



1787 FAIRWAY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	387,729
TOTAL MARKET OB/XF VALUE	5,613
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	743,342
SOH/AGL Deduction	0
ASSESSED VALUE	743,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	743,342
TOTAL JUST VALUE	743,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4664	NEW CONSTR	104,000	02/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0994	5/10/2022	WD	Q	I	01	900,000
GRANTOR: GIZZO ALICE F H						
GRANTEE: BERRY HAROLD J & MA						
0809/1884	10/16/1997	WD	Q	I		280,000
GRANTOR: BURNEY WILLIAM H JR &						
GRANTEE: GIZZO WILLIAM T & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N15 W10 FOP=[YR=1993] N4 W4 STP=[YR=1993] N5 W6 S1 UOP=[YR=1993] W24 S8 E21 N4 E3 N4$ S4 E6$ W9 S4 W21 N8 W12 S4 E7 S8 E6 U2 R2 E3 D2 R2 E26 N4 $ S4 W2 S9 E2 S2 E1 S2 E6 N2 E3$ W3 S2 W6 N2 W1 N2 W2 N9 W24 U2 L2 W3 D2 L2 W6 N8 W7 W14 N4 S16 W1 S13 E1 FGR=[YR=1993] S20 E25 N20 W25 $ E25 S6 E11 S10 E11 FOP=[YR=1993] S4 E3 STP=[YR=1993] S4 E7 N4 W7$ E10 N4 W3 N4 W8 S4 W2 $ E2 N4 E8 S4 E13 N5 E2 N17 $ PTR= E15 FUS=[YR=1993] E12 S49 W12 N49 $ W15 $ PTR= E42 FUS=[YR=1993] E32 S21 W32 N21 $ W42 $.

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	0812	CONCRETE C	0	0	0	0	1,304.00	SF	4.00	4.00	100	1988	1988	3	57	2,973	
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	2,640	

LAND DESCRIPTION

TOTAL OB/XF 5,613

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	0		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