LOT 9
IN OR 1617/85
4811 PARKWAY PB 5/132

PARKER NANCY B
1786 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0009-0000

BUILDING CHARACTERISTICS

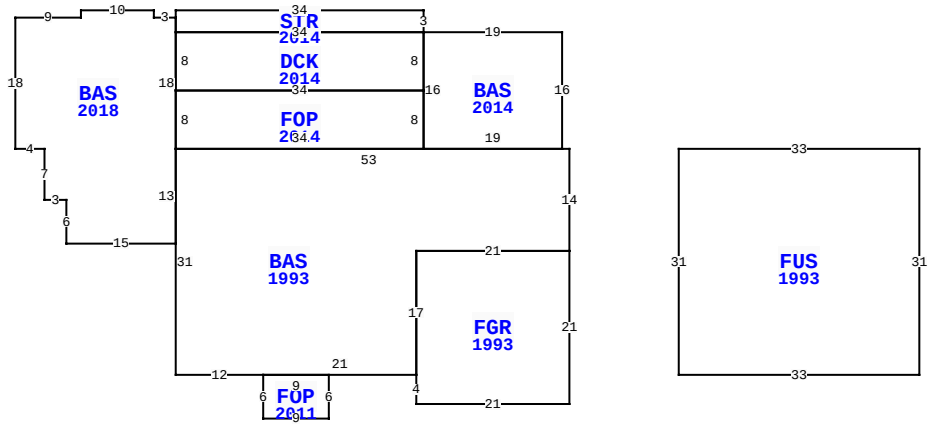
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,317	100	1,317	190,625
BAS	304	100	304	44,001
BAS	622	100	622	90,029
DCK	272	10	27	3,908
FGR	441	55	243	35,172
FOP	54	30	16	2,316
FOP	272	30	82	11,869
FUS	1,023	100	1,023	148,071
STR	102	10	10	1,448
TOTALS	4,407		3,644	527,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,644	116.7480	166.37	606,252	1990	1995	0	0	0	13.00	87.00

1 SFR CUST - 100% - 2023 Heated Area: 3266 HX Base Yr 2023



1786 FAIRWAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		527,439
TOTAL MARKET OB/XF VALUE		13,334
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		855,773
SOH/AGL Deduction		0
ASSESSED VALUE		855,773
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		805,773
TOTAL JUST VALUE		855,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011322	MBR	85,000	12/19/2017
E1427715	NEW CONSTR	0	05/01/2014
B1225953	KITH/BATH REM	50,000	04/01/2012
B24539	ADDITION	69,325	03/01/2011
G01613	GAS	1,395	03/01/2011
6481	NEW CONSTR	82,360	05/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1617/0085	4/24/2009	WD	U	I	12	450,000
GRANTOR: QUATTLEBAUM JOSEPH M						
GRANTEE: PARKER NANCY B						
1506/1465	6/20/2007	WD	Q	I		480,000
GRANTOR: LOTT ANDREW H & AUDRE						
GRANTEE: QUATTLEBAUM JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2014] N16 W19 STR=[YR=2014] N3 W34 S1 BAS=[YR=2018] W3 N1 W10 S1 W9 S18 E4 S7 E3 S6 E15 N13 FOP=[YR=2014] E34 N8 DCK=[YR=2014] N8W34S8E34$ W34 S8$ N18$ S2 E34$ S16 E19$ W53 S31 E12 FOP=[YR=2011] S6 E9 N6 W9 $ E21 FGR=[YR=1993] S4 E21 N21 W21 S17 $ N17 E21 N14 $ PTR= E15 FUS=[YR=1993] E33 S31 W33 N31$ 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	1990	1990	3	70	1,400	
2	0812	CONCRETE C	0	100	0	0	1,982.00	SF	4.00	4.00	100	1990	1990	3	62	4,915	
3	0855	CONC PAVER	0	100	0	0	617.00	SF	10.00	10.00	100	2000	2000	3	80	4,936	
4	0479	VF PICKET	0	100	0	0	144.00	LF	10.00	10.00	100	2014	2014	3	89	1,282	
5	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2014	2014	3	89	801	

LAND DESCRIPTION

TOTAL OB/XF 13,334

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	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 10/23/2018 BY DJ Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/02/2023 BY SYS