LOT 10
IN OR 1877/1129
4811 PARKWAY PB 5/132

QUINLAN THOMAS M & MARY C
1788 FAIRWAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

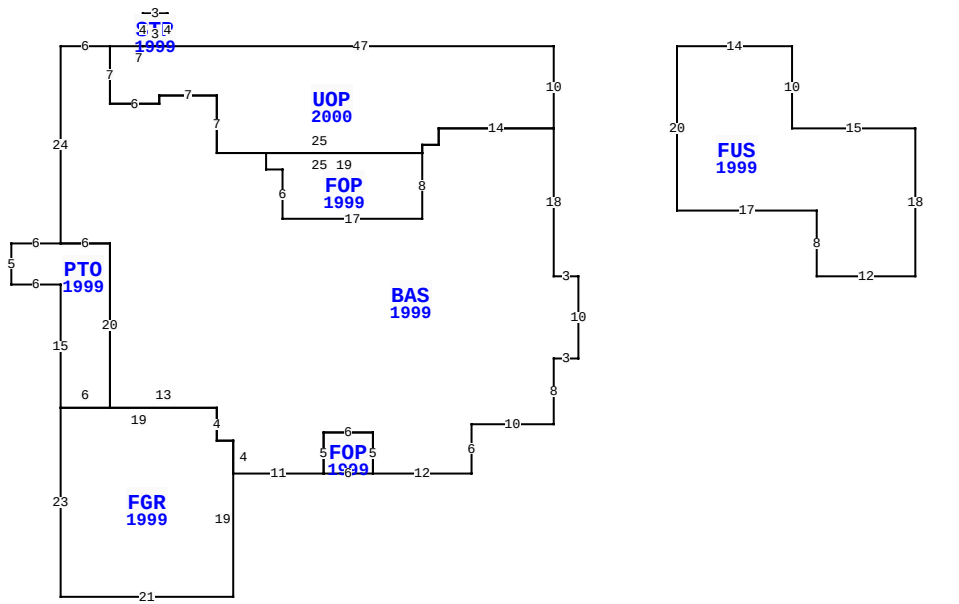
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2,207	337,298
FGR	475	55	261	39,889
FOP	30	30	9	1,375
FOP	140	30	42	6,419
FUS	526	100	526	80,389
PTO	150	5	8	1,223
STP	12	10	1	153
UOP	573	20	115	17,576
TOTALS	4,113		3,169	484,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,169	120.5062	171.72	544,181	1999	1999	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2014 Heated Area: 2733 HX Base Yr 2014



1788 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		484,321
TOTAL MARKET OB/XF VALUE		20,231
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		754,552
SOH/AGL Deduction		235,203
ASSESSED VALUE		519,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		469,349
TOTAL JUST VALUE		754,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906266	SWIM POOL	14,740	07/01/1999
B9905918	NEW CONSTR	122,650	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1877/1129	9/06/2013	WD	Q	I	02	519,000
GRANTOR: ATHEY LUCY M & LOUIS						
GRANTEE: QUINLAN THOMAS M &						
1684/1941	6/20/2010	QC	U	I	11	440,000
GRANTOR: ATHEY LOUIS B						
GRANTEE: ATHEY LUCY M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W47 STP=[YR=1999] N4 W3 S4 E3 $ W7
BAS=[YR=1999] W6 S24 PTO=[YR=1999] W6 S5 E6 S15
FGR=[YR=1999] S23 E21 N19 W2 N4 W19 $ E6 N20 W6 $ E6 S20 E13 S4 E2 S4 E11 FOP=[YR=1999] E6 N5 W6 S5 $ N5 E6 S5 E12 N6 E10 N8 E3 N10 W3 N18 W14 S2 W2 S1 FOP=[YR=1999] S8 W17 N6 W2 N2 E19 $ W25 N7 W7 S1 W6 N7 $ S7 E6 N1 E7 S7 E25 N1 E2 N2 E14 N10 $ PTR= E15 FUS=[YR=1999] E14 S10 E15 S18 W12 N8 W17 N20 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	1,339.00	SF	6.50	6.50	100	1999	1999	3	79	6,876	
3	0861	POOL GUNIT	0	100	0	0	150.00	SF	85.00	85.00	100	1999	1999	3	25	3,188	
4	0810	CONCRETE A	0	100	0	0	235.00	SF	6.50	6.50	100	1999	1999	3	79	1,207	
5	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	1999	1999	3	79	108	
6	0911	SCRN RM A	0	100	0	0	470.00	SF	17.50	17.50	100	1999	1999	3	20	1,645	
7	0476	VF 6 SBPL	0	100	0	0	18.00	LF	32.00	32.00	100	2000	2000	3	55	317	
8	0855	CONC PAVER	0	100	0	0	594.00	SF	7.00	7.00	100	2013	2013	3	95	3,950	

LAND DESCRIPTION

TOTAL OB/XF 20,231

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 02/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS