

LOT 11
4811 PARKWAY PB 5/132

COMEY MARGARET M L/E/
1790 FAIRWAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-4811-0011-0000



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	VALUATION SUMMARY																				
Exterior Wall	16	WD FR STUC 100	0500	01	2,233	123.9700	176.66	394,482	1992	1992	0	0	0	15.00	85.00	VALUATION BY STANDARD																			
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 0													Heated Area: 1850																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
Interior Wall	05	DRYWALL 100														Tax Group: 8										Tax Dist:									
Interior Floo	14	CARPET 80														BUILDING MARKET VALUE										335,310									
Interior Floo	08	SHT VINYL 20														TOTAL MARKET OB/XF VALUE										5,927									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										250,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										591,237									
Bedrooms	3	100														SOH/AGL Deduction										408,381									
Bathrooms	2	100														ASSESSED VALUE										182,856									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										55,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										127,856									
Units	0	100														TOTAL JUST VALUE										591,237									
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										527,317																						
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	1,850	100	1,850	277,798																															
FGR	494	55	272	40,844																															
FOP	70	30	21	3,154																															
FSP	225	40	90	13,514																															
TOTALS			2,639		2,233		335,310																												
EXTRA FEATURES					1790 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	1,264.00	SF	4.00	4.00	100	1992	1992	3	66	3,337																			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590																			
TOTAL OB/XF 5,927																																			
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	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																																			