

LOT 3
IN OR 780/1089
4811 PARKWAY PB 5/132

TUCKER DANIEL M & RANNIE G
1793 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-4811-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	08	IRREGULAR 100		
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		4 100		
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	2,924	100	2,924	384,920
FGR	951	55	523	68,849
FOP	85	30	26	3,422
FUS	332	100	332	43,705
PTO	36	5	2	264
SFB	444	80	355	46,733
TOTALS	4,772		4,162	547,892

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,162	113.2428	169.86	706,957	1993	1993	0	0	22.50	77.50
1 SFR CUST - 100% - 1997 Heated Area: 3611 HX Base Yr 1997											
1793 FAIRWAY DR, FERNANDINA BEACH											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE			
			INC DATE					AG DATE			

EXTRA FEATURES							1793 FAIRWAY DR, FERNANDINA BEACH				INC DATE				AG DATE			
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	1993	1993	3	74	1,480		
2	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	1993	1993	3	66	3,073		
3	0825	BRICK	0	100	0	0	184.00	SF	12.50	12.50	100	1993	1993	3	89	2,047		
4	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	1993	1993	3	66	266		
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