LOT 5
IN OR 2070/1906
4811 PARKWAY PB 5/132

BETTENDORF HENRY A/BETTENDORF MARY ETHEL REV TRUST
1789 FAIRWAY DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-4811-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

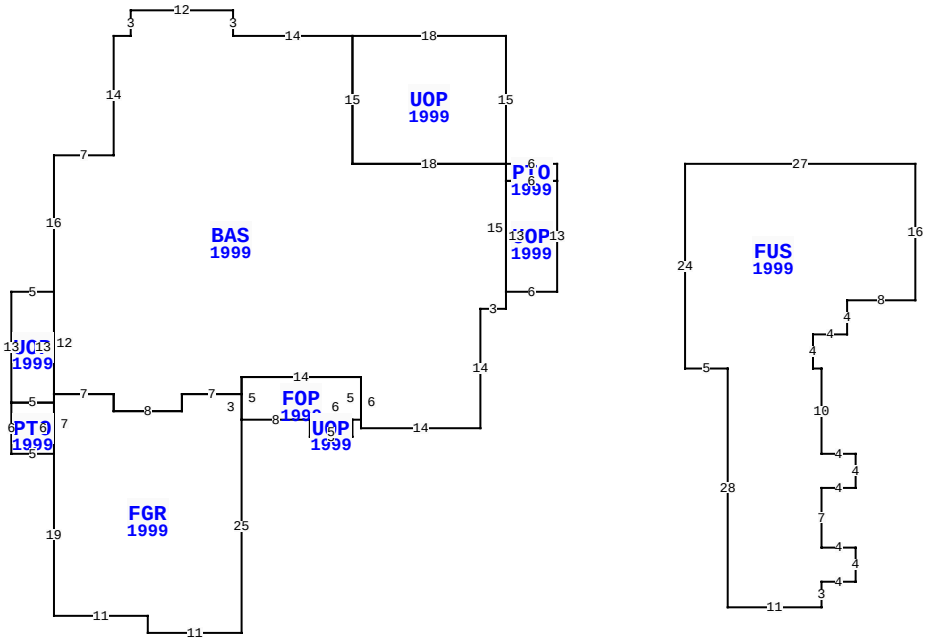
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,908	100	1,908	286,988
FGR	578	55	318	47,831
FOP	70	30	21	3,159
FUS	908	100	908	136,575
PTO	12	5	1	150
PTO	30	5	2	301
UOP	10	20	2	301
UOP	65	20	13	1,955
UOP	78	20	16	2,407
UOP	270	20	54	8,122
TOTALS	3,929		3,243	487,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,243	119.4482	179.17	581,048	1999	1999	0	0	0	16.05	83.95

1 SFR CUST – 100% - 2017 Heated Area: 2816 HX Base Yr 2017



1789 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		487,790
TOTAL MARKET OB/XF VALUE		27,437
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		865,227
SOH/AGL Deduction		255,857
ASSESSED VALUE		609,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		559,370
TOTAL JUST VALUE		865,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		845,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004237	REPLENCL	20,000	05/18/2020
B006850	XFOB	7,540	02/01/2000
B9906330	SWIM POOL	11,500	08/01/1999
B9703977	NEW CONSTR	265,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1906	9/09/2016	WD	Q	I	01	630,000
GRANTOR: KOURIE JANET M A/K/A						
GRANTEE: BETTENDORF MARY ETH						
2029/1064	2/18/2016	QC	U	I	11	100
GRANTOR: KOURIE MICHAEL N & JA						
GRANTEE: KOURIE JANET M NKA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W6 UOP=[YR=1999] N15 W18 BAS=[YR=1999] W14 N3 W12 S3 W2 S14 W7 S16 UOP=[YR=1999] W5 S13 PTO=[YR=1999] S6 E5 FGR=[YR=1999] S19 E11 S2 E11 N25 FOP=[YR=1999] E8 UOP=[YR=1999] S2 E5 N2 W5 $ E6 N5 W14 S5 $ N3 W7 S2 W8 N2 W7 S7 $ N6 W5 $ E5 N13 $ S12 E7 S2 E8 N2 E7 N2 E14 S6 E14 N14 E3 N2 UOP=[YR=1999] E6 N13 W6 S13 $ N15 W18 N15 $ S15 E18 $ S2 E6 N2 $ PTR= E15 FUS=[YR=1999] E27 S16 W8 S4 W4 S4 E1 S10 E4 S4 W4 S7 E4 S4 W4 S3 W11 N28 W5 N24 $ 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	1999	1999	3	83	1,660	
2	0810	CONCRETE A	0	100	0	0	1,928.00	SF	6.50	6.50	100	1999	1999	3	77	9,650	
3	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50	6.50	100	1999	1999	3	77	776	
4	0861	POOL GUNIT	0	100	0	0	401.00	SF	85.00	85.00	100	1999	1999	3	23	7,840	
5	0845	KOOL DECK	0	100	0	0	569.00	SF	7.25	7.25	100	1999	1999	3	77	3,176	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
7	0910	SCRN RM L	0	100	0	0	1,245.00	SF	15.00	15.00	100	2000	2000	3	20	3,735	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 27,437

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 06/08/2021 BY RKX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS