

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

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

2024

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
------------------	---------

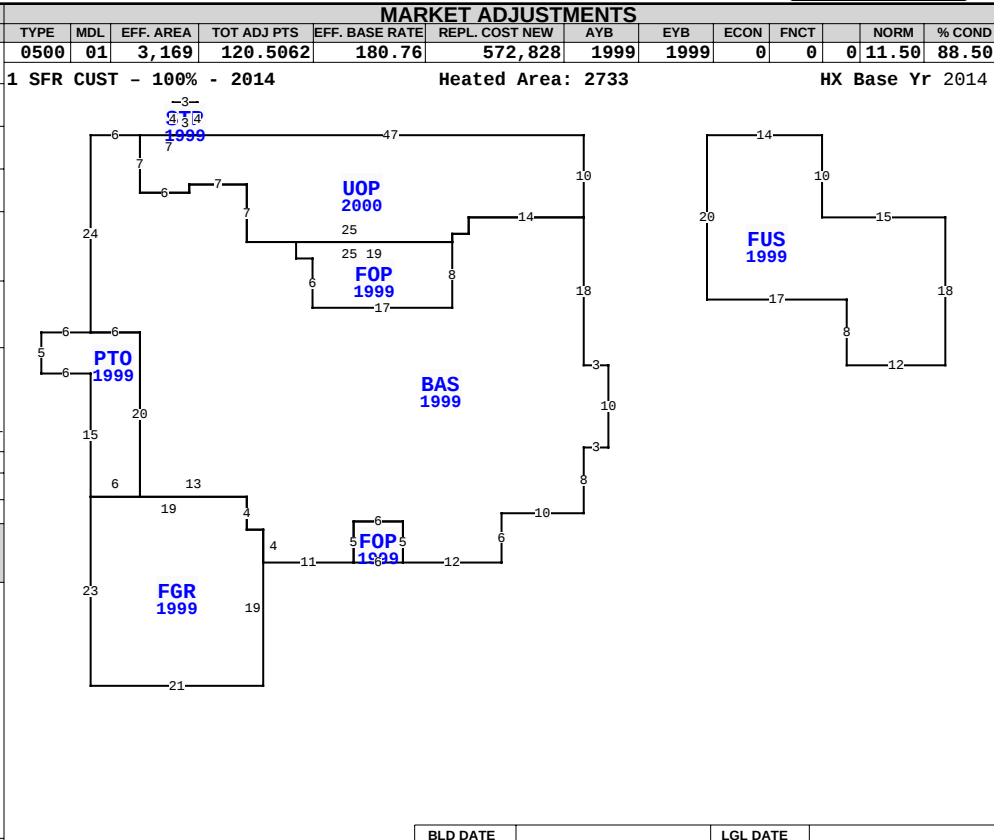
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2,207	353,059
FGR	475	55	261	41,753
FOP	30	30	9	1,440
FOP	140	30	42	6,719
FUS	526	100	526	84,146
PTO	150	5	8	1,280
STP	12	10	1	160
UOP	573	20	115	18,396

TOTALS	4,113		3,169	506,953
--------	-------	--	-------	---------

EXTRA FEATURES		
----------------	--	--

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0 100	0	0	1,339.00	SF	6.50	6.50	100	1999	1999	3	77	6,702	
3	0861	POOL GUNIT	0 100	0	0	150.00	SF	85.00	85.00	100	1999	1999	3	23	2,933	
4	0810	CONCRETE A	0 100	0	0	235.00	SF	6.50	6.50	100	1999	1999	3	77	1,176	
5	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	1999	1999	3	77	105	
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	52	300	
8	0855	CONC PAVER	0 100	0	0	594.00	SF	7.00	7.00	100	2013	2013	3	94	3,909	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1788 FAIRWAY DR, FERNANDINA BEACH

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

TOTAL OB/XF															19,675
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				506,953	
TOTAL MARKET OB/XF VALUE				19,675	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				876,628	
SOH/AGL Deduction				341,699	
ASSESSED VALUE				534,929	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				484,929	
TOTAL JUST VALUE				876,628	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				754,552	

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 \$.		