

LOT 11
4811 PARKWAY PB 5/132

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

2024

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	PAGE 1 of 1																				
Exterior Wall	16	WD FR STUC 100	0500	01	2,233	123.9700	185.96	415,249	1992	1992	0	0	15.50	84.50	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														VALUATION SUMMARY																			
Interior Floo	14	CARPET 80														Tax Group: 8										Tax Dist:									
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										350,885									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										5,756									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										350,000									
Bedrooms	3	100														TOTAL MARKET VALUE										706,641									
Bathrooms	2	100														SOH/AGL Deduction										518,299									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										188,342									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB WX 55,000									
Units	0	100														BASE TAXABLE VALUE										133,342									
Occupancy	00	NONE 100	TOTAL JUST VALUE										706,641																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										591,237																						
Quality			06	Quality Level 06																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM													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	290,702																															
FGR	494	55	272	42,741																															
FOP	70	30	21	3,300																															
FSP	225	40	90	14,142																															
TOTALS			2,639	2,233	350,885																														
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	64	3,236																					
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520																					
TOTAL OB/XF 5,756																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS																																			