

LOT 21
IN OR 1242/1473
PDSTRIAN ESMT PT OR 1179/1730

MANKEY JOY Z
96038 JAMAICAN CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	DESCRIPTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 8	Tax Dist:	STANDARD														
Exterior Wall	16	WD FR STUC 100	0900	01	2,410	107.4080	127.55	307,396	2004	2004	0	0	0	9.00	91.00																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2005										Heated Area: 2006										HX Base Yr 2005									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE		279,730										
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE		4,551										
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET		152,250										
Interior Floo	11	CLAY TILE 20																		TOTAL MARKET VALUE		436,531										
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction		215,487										
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE		221,044										
Bedrooms	4	100																		TOTAL EXEMPTION VALUE		55,000										
Bathrooms	2	100																		BASE TAXABLE VALUE		166,044										
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE		436,531										
Stories	1.	1. 100																		NCON VALUE		0										
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE		420,372																											
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		02																											
NEIGHBORHOOD/LOC		2027.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,006	100	2,006	232,837																												
FEP	180	80	144	16,714																												
FGR	460	55	253	29,366																												
FOP	24	30	7	813																												
TOTALS		2,670	2,410	279,730																												
EXTRA FEATURES					96038 JAMAICAN CT, 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	0810	CONCRETE A	0	100	0	0	435.00	SF	6.50	6.50	100	2004	2004	3	86	2,432																
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2004	2004	3	86	319																
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800																
BUILDING NOTES																																
BUILDING DIMENSIONS																																
BAS=[YR=2004] W13 FEP=[YR=2004] W15 S12 E15 N12 \$ S12 W37 S25 FGR=[YR=2004] S23 E20 N23 W20 \$ E20 S20 E10 FOP=[YR=2004] S3 E8 N3 W8 \$ E20 N57 \$.																																
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000134	C	SFR POND	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.05	145,000.00	152,250.00	152,250															
REVIEW DATE 10/25/2017 BY DJX Total Acres: 0.00 Total Land Value: 152,250 Market: 0 Agricultural: 0 Common: 152,250 PRINTED 08/02/2023 BY SYS																																