

LOT 22
IN OR 2206/1810
PDSTRIAN ESMT PT OR 1179/1730

CHEN WEI
96026 JAMAICAN COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	154,694
FGR	424	55	233	27,683
FOP	70	30	21	2,495
FOP	160	30	48	5,703
FUS	950	100	950	112,873

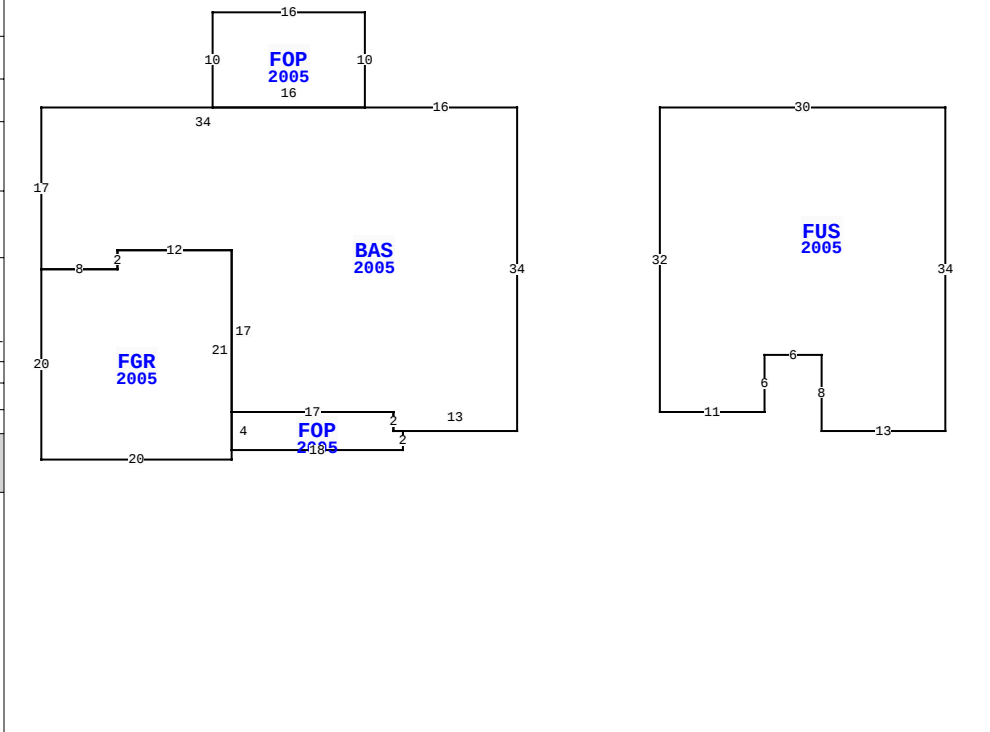
TOTALS	2,906		2,554	303,448
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	645.00	SF	5.20
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE	10/25/2017	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,554	109.3440	129.85	331,637	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2011 Heated Area: 2252 HX Base Yr 2011											



TOTAL OB/XF											
BLD DATE		LGL DATE		INC DATE		AG DATE					
XF DATE		LAND DATE									
96026 JAMAICAN CT, FERNANDINA BEACH											

TOTAL OB/XF											
6,424											

Total Acres: 0.00	Total Land Value: 145,000	Market: 0	Agricultural: 0	Common: 145,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		303,448	
TOTAL MARKET OB/XF VALUE		6,424	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		454,872	
SOH/AGL Deduction		225,445	
ASSESSED VALUE		229,427	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		179,427	
TOTAL JUST VALUE		454,872	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09411	MECH OTHER	0	03/01/2005
E14413	ELEC OTHER	2,000	02/01/2005
P0408761	OTHER	0	12/01/2004
B0413044	NEW CONSTR	160,048	06/01/2004
R046303	REPAIR/RRF	1,300	06/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2206/1810	6/28/2018	QC	U	I	11	100	
GRANTOR: CHEN JI ZHANG							
GRANTEE: CHEN WEI							
1324/1123	6/10/2005	WD	Q	I		254,900	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: CHEN JI ZHANG ETAL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W16 FOP=[YR=2005] N10 W16 S10 E16\$ W34 S17 FGR=[YR=2005] S20 E20 N1 FOP=[YR=2005] E18 N2 W1 N2 W17 S4\$ N21 W12 S2 W8\$ E8 N2 E12 S17 E17 S2 E13 N34\$ PTR= E15 FUS=[YR=2005] E30 S34 W13 N8 W6 S6 W11 N32\$ W15\$.											