

LOT 10
5115 PARKWAY PB 5/196

SPITZFORM DIANNE L L/E/
1785 JACKSON COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-5115-0010-0000



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	4,371	98.1200	139.82	611,153	1990	1994	0	0	0	14.00	86.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2007													Heated Area: 3703												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
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	2,569	100	2,569	308,910																								
BAS	202	100	202	24,290																								
FGR	768	55	422	50,743																								
FOP	110	30	33	3,968																								
FSP	136	40	54	6,493																								
FUS	932	100	932	112,068																								
UOP	797	20	159	19,119																								
TOTALS			5,514	4,371	525,592																							
EXTRA FEATURES			1785 JACKSON 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1990	1990	3	70	2,450													
2	0861	POOL GUNIT	0	100	40	20	800.00	SF	85.00	100	1990	1990	3	20	13,600													
3	0812	CONCRETE C	0	100	0	0	2,621.00	SF	4.00	100	1990	1990	3	62	6,500													
4	0845	KOOL DECK	0	100	0	0	1,083.00	SF	7.25	100	1990	1990	3	62	4,868													
5	0855	CONC PAVER	0	100	0	0	319.00	SF	10.00	100	2007	2007	3	89	2,839													
6	0911	SCRN RM A	0	100	0	0	1,245.00	SF	17.50	100	2007	2007	3	35	7,626													
TOTAL OB/XF 37,883																												
LAND DESCRIPTION			TOTAL OB/XF 37,883																									
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	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000											
REVIEW DATE 06/08/2021 BY RXX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																												