

CURLER NANETTE C TRUST/CURLER NANETTE C TRUSTEE
1797 JACKSON CT
FERNANDINA BEACH, FL 32034

00-00-30-5115-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD FR STUC 100
Roof Structur08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame02WOOD FRAME 100

StoriesUnitsOccupancy1.
1. 100
0 100
00 NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA03
NEIGHBORHOOD/LOC3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2,185	300,675
BAS	427	100	427	58,759
FGR	578	55	318	43,760
FOP	48	30	14	1,926
FSP	354	40	142	19,540

TOTALS		3,592		3,086		424,661
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EXTRA FEATURES1797 JACKSON CT, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,086114.9632163.82505,549199019900016.0084.00

1 SFR CUST - 0% - 2023Heated Area: 2612HX Base Yr

The floor plan shows several interconnected rectangular areas representing different parts of the building or lot. The central area is labeled 'BAS' with year '1993'. To its upper left is another 'BAS' area from '1999'. To its upper right is an 'FSP' area from '1993'. Below the main 'BAS' area are two smaller sections: one labeled 'FOR' (likely Front Porch) from '1993' and another larger section at the bottom labeled 'FGR' (likely Front Yard/Garage) from '1993'. Various dimensions like 13, 17, 26, 42, etc., are shown along the boundaries.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE424,661

TOTAL MARKET OB/XF VALUE6,016

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE680,677

SOH/AGL Deduction0

ASSESSED VALUE680,677

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE680,677

TOTAL JUST VALUE680,677

NCON VALUE430,677

INCOME VALUE

PREVIOUS YEAR MKT VALUE606,867

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U I / V I RSN CD SALE PRICE

2653/9087/11/2023WD Q I 01926,500

GRANTOR: GOODRICH KIMERA A

GRANTEE: CURLER NANETTE C TR

1674/04604/26/2010WD U I 14430,000

GRANTOR: GEHR VIRGINIA

GRANTEE: GEHR VIRGINIA L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] N9 W32 S9 E10 S3 E22 N3 \$
S3 W22 N3 W10 N6 W13 BAS=[YR=1999] N3 W4 N3 W13 S3 W3 S14 E2
S6 E18 N17 \$ S42 FGR=[YR=1993] W6 S24E10 S2 E13 N26 W17 \$
E17 S2 E11 FOP=[YR=1993] S2 E6 N8 W6 S6 \$ N6 E6 S6 E11 S3
E13 N41 \$.

LAND DESCRIPTIONTOTAL OB/XF6,016

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTHTOT LND UTSMUNIT TDPH FACT% CONDTOT ADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSRV

1000100CSFR0RG-10.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE01/24/2017BYDJXTotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/02/2023 BY SYS