

LOT E1/2 OF 123 & 124
IN OR 2460/280
FOREST HILLS 2 PB 2/77

JUBELL PATRICIA B
1803 PARKWAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0123-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

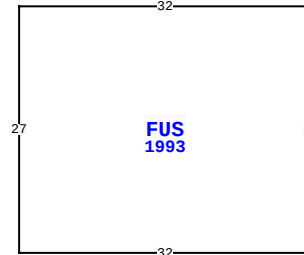
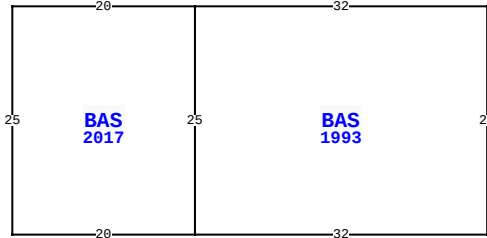
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	93,276
BAS	500	100	500	58,298
FUS	864	100	864	100,738

TOTALS	2,164		2,164	252,312
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	
2	0845	KOOL DECK	0 100	0	0	725.00	SF	7.25	
6	0510	GARAGE WD-	0 100	21	21	441.00	SF	35.00	
7	0811	CONCRETE B	0 100	0	0	802.00	SF	5.20	

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	0006	R-1	89.00	150.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,164	115.4440	137.09	296,663	1962	1995	0	0	0 14.95	85.05
1 SNGL FAM - 100% - 2014 Heated Area: 2164 HX Base Yr 2014											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		252,312	
TOTAL MARKET OB/XF VALUE		18,191	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		495,503	
SOH/AGL Deduction		221,171	
ASSESSED VALUE		274,332	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		224,332	
TOTAL JUST VALUE		495,503	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171253	FGR/SFB	57,000	04/26/2017
20171106	DEMOFGR	1,800	04/12/2017
20052794	REMODEL	1,000	10/05/2005
8272	REMODEL	14,000	04/19/1994
8376	NEW BATH	2,000	04/04/1994
2313	REPAIR/RRF	2,300	04/25/1984

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2460/0280	4/16/2021	QC	U	I	11
GRANTOR: JUBELL PETER					
GRANTEE: JUBELL PATRICIA B					
1871/1496	8/06/2013	WD	Q	I	02
GRANTOR: QUINN CONNIE RENEE					
GRANTEE: JUBELL PETER & PATR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W32 BAS=[YR=2017] W20 S25 E20 N25\$ S25 E32 N25\$ PTR= E15 FUS=[YR=1993] E32 S27 W32 N27 \$ W15 \$.									

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1	000100	C	SFR	100	0006	R-1	89.00	150.00	1.00