LOT 17
IN OR 1296/1578
PDSTRIAN ESMT PT OR 1179/1730

BERG-MORRIS JENNIFER/MORRIS DENNIS WAYNE
96069 JAMAICAN COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0017-0000

BUILDING CHARACTERISTICS

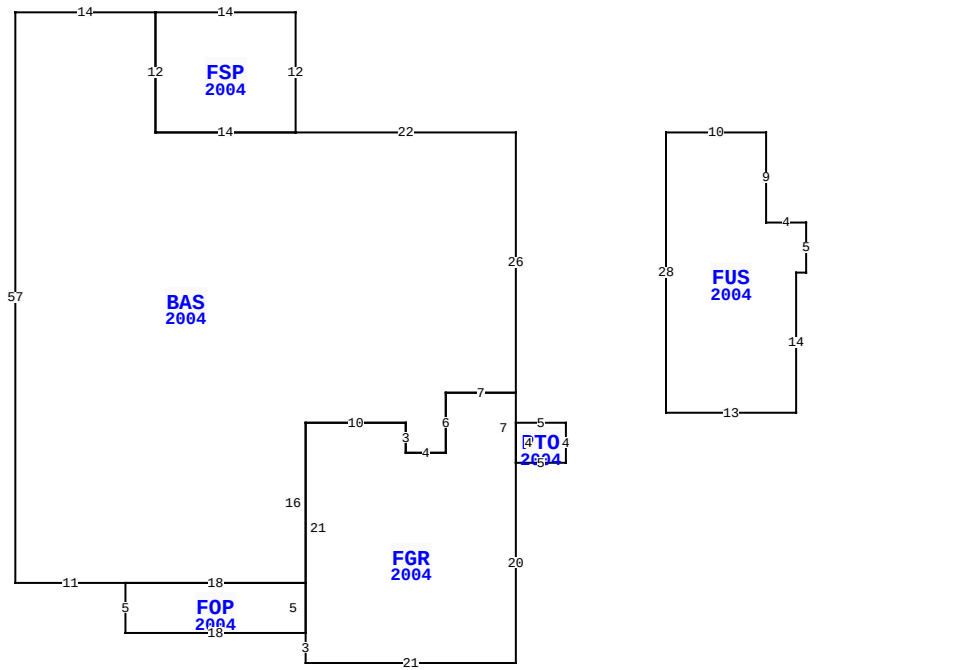
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	2,073	232,509
FGR	513	55	282	31,630
FOP	90	30	27	3,029
FSP	168	40	67	7,515
FUS	342	100	342	38,359
PTO	20	5	1	112
TOTALS	3,206		2,792	313,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,792	104.6400	130.80	365,194	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 2415 HX Base Yr 2005



96069 JAMAICAN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		313,154
TOTAL MARKET OB/XF VALUE		6,290
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		519,444
SOH/AGL Deduction		284,960
ASSESSED VALUE		234,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,484
TOTAL JUST VALUE		519,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412279	NEW CONSTR	147,252	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/1578	2/22/2005	WD	U	I	21	260,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERG-MORRIS JENNIFE						
1259/1920	9/17/2004	WD	U	V	19	725,200
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2004] N12 W14 S12 E14$ W14 N12 W14 S57 E11 FOP=[YR=2004] S5 E18 FGR=[YR=2004] S3 E21 N20 PTO=[YR=2004] E5 N4 W5 S4$ N7 W7 S6 W4 N3 W10 S21$ N5 W18$ E18 N16 E10 S3 E4 N6 E7 N26$ PTR= E15 FUS=[YR=2004] E10 S9 E4 S5 W1 S14 W13 N28$ W15$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	100	2004	2004	3	84	2,983	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2004	2004	3	84	344	
3	0810	CONCRETE A	0	100	0	0	530.00	SF	6.50	6.50	100	2005	2005	3	86	2,963	

LAND DESCRIPTION

TOTAL OB/XF 6,290

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS