LOT 18
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

**SPRATTO MILES ANTHONY & SINEAD**
96061 JAMAICAN CT
FERNANDINA BEACH, FL 32034

# 2024

**00-00-30-0315-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

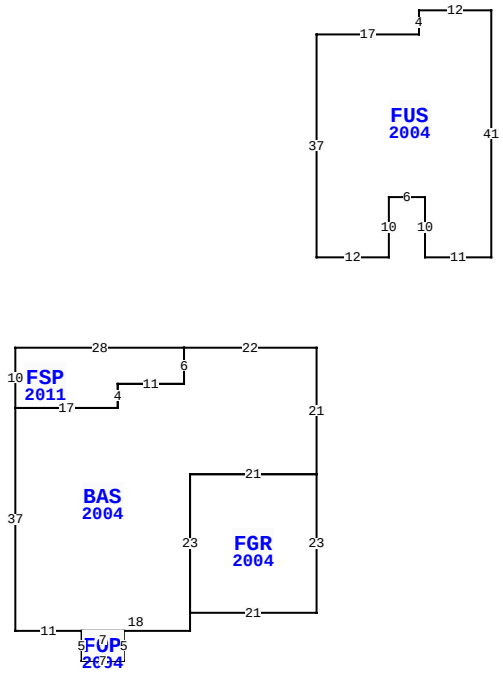
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| 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 | 1,568 | 100 | 1,568 | 189,910 |
| FGR | 483 | 55 | 266 | 32,217 |
| FOP | 35 | 30 | 10 | 1,211 |
| FSP | 236 | 40 | 94 | 11,385 |
| FUS | 1,061 | 100 | 1,061 | 128,505 |
| TOTALS | 3,383 | | 2,999 | 363,227 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,999 | 107.0660 | 133.83 | 401,356 | 2004 | 2004 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 2629 HX Base Yr 2024




96061 JAMAICAN CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 363,227 |
| TOTAL MARKET OB/XF VALUE | | 5,734 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 568,961 |
| SOH/AGL Deduction | | 151,539 |
| ASSESSED VALUE | | 417,422 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 367,422 |
| TOTAL JUST VALUE | | 568,961 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 497,809 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412340 | NEW CONSTR | 273,570 | 02/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2645/1938 | 5/16/2023 | WD | Q | I | 02 | 739,000 |
| GRANTOR: BUCK SARAH H | | | | | | |
| GRANTEE: SPRATTO MILES ANTHO | | | | | | |
| 2292/0289 | 7/19/2019 | WD | Q | I | 01 | 410,000 |
| GRANTOR: ARCENEAUX VICTOR J & | | | | | | |
| GRANTEE: BUCK SARAH H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2011] W28 S10 E17 N4 E11 N6$ S6 W11 S4 W17 S37 E11 FOP=[YR=2004] S5 E7 N5 W7$ E18 N3
FGR=[YR=2004] E21 N23 W21 S23 $ N23 E21 N21$ PTR=N15
FUS=[YR=2004] N37 E17 N4 E12 S41 W11 N10 W6 S10 W12$ S15$ .

## EXTRA FEATURES

| LN | 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 | 3,500.00 | 100 | 2004 | 2004 | 3 | 88 | 3,080 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 540.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 84 | 2,359 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 18 | 3 | 54.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 84 | 295 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,734

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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