LOT 19
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SELLENTIN CYNTHIA & JOHN
96053 JAMAICAN COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0315-0019-0000

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 80
Interior Floo	11	CLAY TILE 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

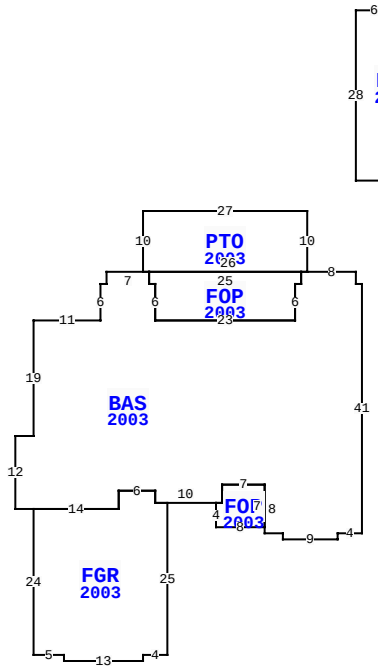
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	228,380
FGR	561	55	309	37,577
FOP	53	30	16	1,946
FOP	188	30	56	6,810
FUS	343	100	343	41,711
PTO	270	5	14	1,703
TOTALS	3,293		2,616	318,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,616	108.0960	135.12	353,474	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2221 HX Base Yr 2005



96053 JAMAICAN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,127
TOTAL MARKET OB/XF VALUE		6,978
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		525,105
SOH/AGL Deduction		287,971
ASSESSED VALUE		237,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,134
TOTAL JUST VALUE		525,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035031	REPAIR/RRF	1,500	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/292	5/16/2024	WD	Q	I	02	685,000
GRANTOR: INGHAM JAMES V & PAME						
GRANTEE: SELLENTIN CYNTHIA &						
1202/1944	1/22/2004	WD	Q	I		259,900
GRANTOR: MEADOWFIELD OF JAX IN						
GRANTEE: INGHAM JAMES V & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 PTO=[YR=2003] N10 W27 S10 E1 FOP=[YR=2003] S2 E1 S6 E23 N6 E1 N2 W25$ E26$ W1 S2 W1 S6 W23 N6 W1 N2 W7 S2 W1 S6 W11 S19 W3 S12 E3 FGR=[YR=2003] S24 E5 S1 E13 N1 E4 N25 W2 N2 W6 S3 W14$ E14 N3 E6 S2 E10 FOP=[YR=2003] S4 E8 N7 W7 S3 W1$ E1 N3 E7 S8 E3 S1 E9 N1 E4 N41 W1 N2$ PTR=N15 FUS=[YR=2003] N28 E6 S5 E3 N2 E5 S6 W1 S19 W13 $ 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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2003	2003	3	83	3,884	
3	0810	CONCRETE A	0	100	0	0	9.00	SF	6.50	6.50	100	2003	2003	3	83	49	

LAND DESCRIPTION

TOTAL OB/XF 6,978

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