LOT 14
5115 PARKWAY PB 5/196

KAWECKI ELIZABETH C/NORMAND BRIAN K
1788 JACKSON CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-5115-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

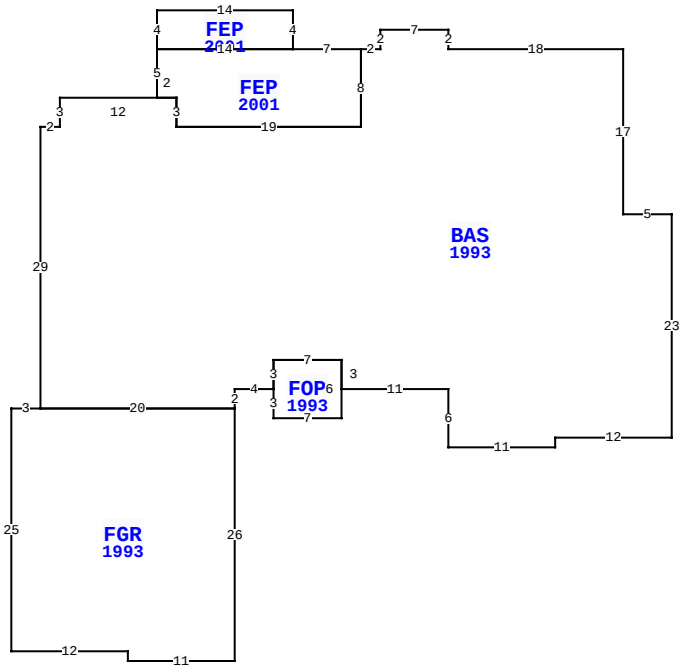
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2,121	313,141
FEP	56	80	45	6,643
FEP	162	80	130	19,193
FGR	586	55	322	47,540
FOP	42	30	13	1,919
TOTALS	2,967		2,631	388,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,631	116.4768	174.72	459,688	1992	1992	0	0	0	15.50	84.50

1 SFR CUST – 100% - 2021 Heated Area: 2121 HX Base Yr 2021



1788 JACKSON CT, FERNANDINA BEACH

BLD DATE		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		388,436
TOTAL MARKET OB/XF VALUE		8,054
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		746,490
SOH/AGL Deduction		316,628
ASSESSED VALUE		429,862
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		379,862
TOTAL JUST VALUE		746,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530275	BATHREM	18,509	04/01/2015
B0108709	ADDITION	11,677	08/01/2001
7816	NEW CONSTR	97,210	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/0233	4/30/2020	WD	Q	I	02	550,000
GRANTOR: PAIGE ARTHUR L & HELE						
GRANTEE: KAWECKI ELIZABETH C						
0649/0248	2/14/1992	WD	Q	V		32,000
GRANTOR: EMBRY DEV CORP						
GRANTEE: PAIGE ARTHUR & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N17 W18 N2 W7 S2 W2 FEP=[YR=2001] W7 FEP=[YR=2001] N4 W14 S4 E14 $ W14 S5 E2 S3 E19 N8 $ S8 W19 N3 W12 S3 W2 S29 FGR=[YR=1993] W3 S25 E12 S1 E11 N26 W20 $ E20 N2 E4 FOP=[YR=1993] S3 E7 N6 W7 S3 $ N3 E7 S3 E11 S6 E11 N1 E12 N23 $.

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	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00	4.00	100	1992	1992	3	64	2,890	
3	0858	SCULP CONC	0	100	0	0	166.00	SF	13.00	13.00	100	1992	1992	3	88	1,899	
4	0810	CONCRETE A	0	100	0	0	179.00	SF	6.50	6.50	100	1992	1992	3	64	745	

LAND DESCRIPTION

TOTAL OB/XF 8,054

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS