

LOT 15
IN OR 2353/729
5115 PARKWAY PB 5/196

PLOTT JEFFREY E & CHRISTINE M
1790 JACKSON COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-5115-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	10	ABOVE AVG 70								0500	01	2,450	119.5502	179.33	439,358	1988	1988	0	0	0	18.60	81.40								
Exterior Wall	20	FACE BRICK 30								1 SFR CUST - 100% - 2021										Heated Area: 2045										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2021										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 70																												
Interior Floor	11	CLAY TILE 30																												
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																												
BUD8 Adjustme	05	DIST 1A 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	2,045	100	2,045	298,518																										
FGR	648	55	356	51,967																										
FOP	40	30	12	1,752																										
FOP	124	30	37	5,401																										
TOTALS	2,857		2,450	357,637																										
EXTRA FEATURES					1790 JACKSON CT, FERNANDINA BEACH																									
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	0812	CONCRETE C	0	100	47	4	188.00	SF	4.00	4.00	100	1988	1988	3	54.5	410														
2	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	1988	1988	3	54.5	3,270														
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280														
4	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	100	1988	1988	3	54.5	340														
5	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1988	1988	3	54.5	510														
LAND DESCRIPTION																		TOTAL OB/XF 5,810												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS																														