LOT 19
5115 PARKWAY PB 5/196

TORTORA MATTHEW MICHAEL & ERIN
1798 JACKSON COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-5115-0019-0000

BUILDING CHARACTERISTICS

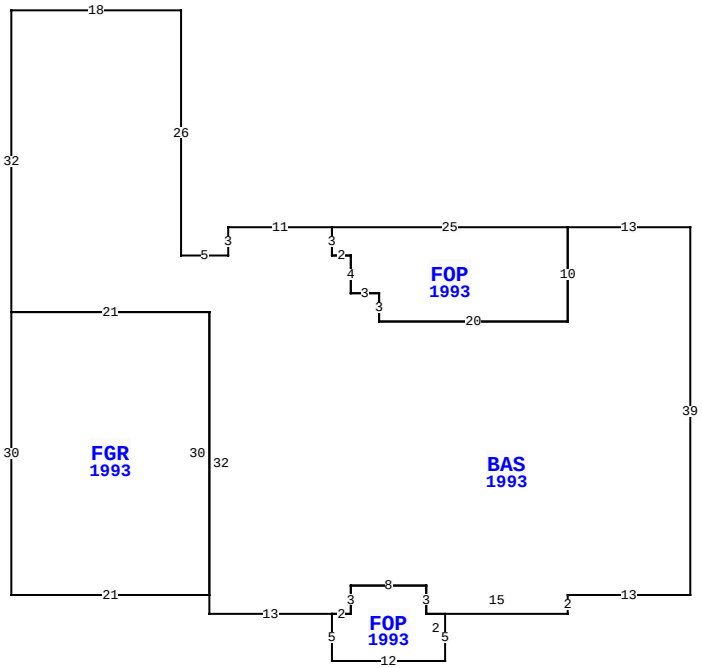
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,402	100	2,402	351,373
FGR	630	55	346	50,614
FOP	84	30	25	3,657
FOP	227	30	68	9,947
TOTALS	3,343		2,841	415,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,841	116.7936	175.19	497,715	1990	1990	0	0	0	16.50	83.50

1 SFR CUST – 100% - 2022 Heated Area: 2402 HX Base Yr 2022



1798 JACKSON 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		415,592
TOTAL MARKET OB/XF VALUE		18,287
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		783,879
SOH/AGL Deduction		155,447
ASSESSED VALUE		628,432
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		573,432
TOTAL JUST VALUE		783,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6612	SWIM POOL	9,250	07/17/1990
6505	NEW CONSTR	130,960	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2459/1853	5/03/2021	WD	Q	I	01	747,000
GRANTOR: GAY KENNETH N & CONNI						
GRANTEE: TORTORA MATTHEW MIC						
0592/0364	3/08/1990	WD	Q	V		38,500
GRANTOR: EMBRY DEVELOPMENT CO						
GRANTEE: GAY KENNETH & CONNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W25 S3 E2 S4 E3 S3 E20 N10 $ S10 W20 N3 W3 N4 W2 N3 W11 S3 W5 N26 W18 S32 FGR=[YR=1993] S30 E21 N30 W21 $ E21 S32 E13 FOP=[YR=1993] S5 E12 N5 W2 N3 W8 S3 W2 $ E2 N3 E8 S3 E15 N2 E13 N39 $.

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	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,898.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,517	
3	0845	KOOL DECK	0	100	0	0	867.00	SF	7.25	7.25	100	1990	1990	3	59.5	3,740	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	

LAND DESCRIPTION

TOTAL OB/XF 18,287

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