

LOT E1/2 OF 123 & 124
IN OR 2460/280
FOREST HILLS 2 PB 2/77

JUBELL PATRICIA B
1803 PARKWAY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128B-0123-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	97,547
BAS	500	100	500	60,967
FUS	864	100	864	105,350
TOTALS	2,164		2,164	263,864

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	1994
2	0845	KOOL DECK	0 100	0	0	725.00	SF	7.25	7.25	100	1994
3	0510	GARAGE WD-	0 100	21	21	441.00	SF	35.00	35.00	100	1996
4	0811	CONCRETE B	0 100	0	0	802.00	SF	5.20	5.20	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	89.00	150.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,164	115.4440	144.30	312,265	1962	1995	0	0	0 15.50	84.50
1 SNGL FAM - 100% - 2014 Heated Area: 2164 HX Base Yr 2014											
20 32 25 25 25 20 BAS 2017 32 32 25 25 25 20 BAS 1993 32 32 27 27 27 32 FUS 1993											
1803 PARKWAY DR, FERNANDINA BEACH											
BLD DATE 12/11/2013 XF DATE INC DATE KK LGL DATE LAND DATE AG DATE											

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Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 263,864											
TOTAL MARKET OB/XF VALUE 17,847											
TOTAL LAND VALUE - MARKET 225,000											
TOTAL MARKET VALUE 506,711											
SOH/AGL Deduction 224,149											
ASSESSED VALUE 282,562											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 232,562											
TOTAL JUST VALUE 506,711											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 495,503											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
2460/0280 4/16/2021 QC U I 11 100											
GRANTOR: JUBELL PETER											
GRANTEE: JUBELL PATRICIA B											
1871/1496 8/06/2013 WD Q I 02 265,000											
GRANTOR: QUINN CONNIE RENEE											
GRANTEE: JUBELL PETER & PATR											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W32 BAS=[YR=2017] W20 S25 E20 N25\$ S25 E32 N25\$ PTR= E15 FUS=[YR=1993] E32 S27 W32 N27 \$ W15 \$.											

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