

S-1 OF LOT 6
IN OR 2621/191
INGRAM DUNES PB 5/217

JACKSON THOMAS & KAROL R TRUST
2795-B W 4TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-140G-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

--	--	--

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100	1,439	182,091
FCP	449	25	112	14,172
FOP	20	30	6	760
FOP	32	30	10	1,265
FST	45	55	25	3,164

TOTALS 1,985 1,592 201,452

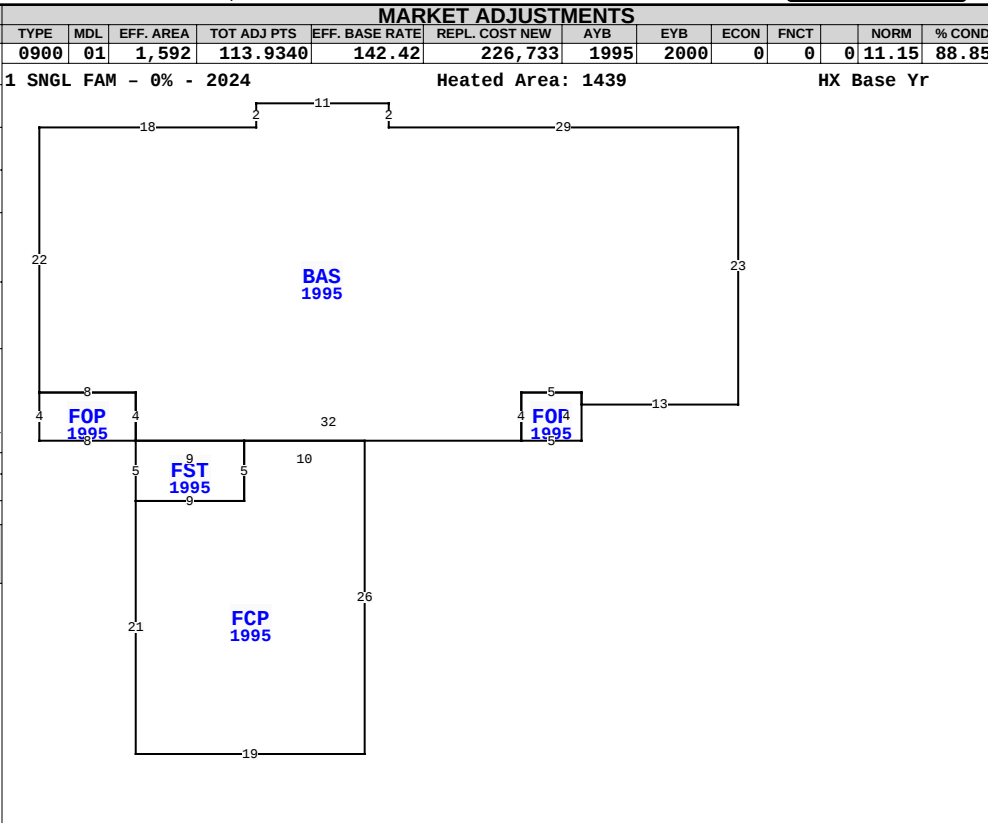
EXTRA FEATURES

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	0810	CONCRETE A	0	0	22	35	770.00	SF	6.50	6.50	100	1995	1995	3	70	3,504	
2	0855	CONC PAVER	0	0	0	0	897.00	SF	10.00	10.00	100	1995	1995	3	70	6,279	
3	0810	CONCRETE A	0	0	0	0	1,875.00	SF	3.25	3.25	100	1991	1991	3	62	3,778	
4	1076	TRELLIS A	0	0	10	12	120.00	SF	3.75	3.75	100	1995	1995	3	20	90	
5	1076	TRELLIS A	0	0	0	0	131.00	SF	3.75	3.75	100	1995	1995	3	20	98	
6	1124	CB/STC 4"	0	0	30	5	150.00	SF	6.50	6.50	100	1995	1995	3	70	683	
7	1124	CB/STC 4"	0	0	15	3	45.00	SF	6.50	6.50	100	1995	1995	3	70	205	
8	0962	SKYLIGHT	0	0	0	0	1.00	UT	500.00	500.00	100	2012	2012	3	93	465	
9	1121	CB 4"	0	0	11	5	55.00	SF	2.50	2.50	100	1991	1991	3	62	85	

LAND DESCRIPTION

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	0	0006	R-2	71.00	103.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

REVIEW DATE 05/12/2019 BY KBA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0810	CONCRETE A	0	0	22	35	770.00	SF	6.50	6.50	100	1995	1995	3	70	3,504	
2	0855	CONC PAVER	0	0	0	0	897.00	SF	10.00	10.00	100	1995	1995	3	70	6,279	
3	0810	CONCRETE A	0	0	0	0	1,875.00	SF	3.25	3.25	100	1991	1991	3	62	3,778	
4	1076	TRELLIS A	0	0	10	12	120.00	SF	3.75	3.75	100	1995	1995	3	20	90	
5	1076	TRELLIS A	0	0	0	0	131.00	SF	3.75	3.75	100	1995	1995	3	20	98	
6	1124	CB/STC 4"	0	0	30	5	150.00	SF	6.50	6.50	100	1995	1995	3	70	683	
7	1124	CB/STC 4"	0	0	15	3	45.00	SF	6.50	6.50	100	1995	1995	3	70	205	
8	0962	SKYLIGHT	0	0	0	0	1.00	UT	500.00	500.00	100	2012	2012	3	93	465	
9	1121	CB 4"	0	0	11	5	55.00	SF	2.50	2.50	100	1991	1991	3	62	85	

TOTAL OB/XF 15,187

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	0	0006	R-2	71.00	103.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,452
TOTAL MARKET OB/XF VALUE		15,187
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		407,889
SOH/AGL Deduction		0
ASSESSED VALUE		407,889
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		407,889
TOTAL JUST VALUE		407,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121139	RE-ROOF	4,000	06/15/2012
8278	NEW CONSTR	47,495	04/20/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0191	1/17/2023	WD	U	I	11	100
GRANTOR: JACKSON THOMAS M & KA						
GRANTEE: JACKSON THOMAS M &						
1069/1409	7/19/2002	WD	Q	I		163,000
GRANTOR: NATION RAYMOND DENNIS						
GRANTEE: JACKSON THOMAS M &						

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=1995] W29 N2 W11 S2 W18 S22 FOP=[YR=1995] S4 E8 N4 W8\$ E8 S4 FST=[YR=1995] S5 FCP=[YR=1995] S21 E19 N26 W10 S5 W9\$ E9 N5 W9\$ E32 FOP=[YR=1995] E5 N4 W5 S4\$ N4 E5 S1 E13 N23\$.

PRINTED 08/06/2024 BY SYS