

SELLENTIN CYNTHIA & JOHN
96053 JAMAICAN COURT
FERNANDINA BEACH, FL 32034

00-00-30-0315-0019-0000



BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	16	WD FR STUC 100							
Roof Structur	03	GABLE/HIP 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		4 100							
Bathrooms		3 100							
Frame	02	WOOD FRAME 100							
Stories	2.	2. 100							
Units	0	0 100							
Occupancy	00	NONE 100							
Quality		03 Quality Level 03							
DOR CODE		0100SINGLE FAMILY							
MAP NUM		MKT AREA						02	
NEIGHBORHOOD/LOC		2027.00							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE				
BAS	1,878	100	2003	1,878	239,835				
FGR	561	55	2003	309	39,461				
FOP	53	30	2003	16	2,043				
FOP	188	30	2003	56	7,152				
FUS	343	100	2003	343	43,804				
PTO	275	5	2025	14	1,788				
TOTALS		3,298				2,616		334,083	
EXTRA FEATURES									

96053 JAMAICAN CT, FERNANDINA BEACH																	
BLD DATE						LGL DATE		04/29/2025		MLU							
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2003	2003	3	82	3,838	
3	0810	CONCRETE A	0	100	0	0	9.00	SF	6.50	6.50	100	2003	2003	3	82	48	
4	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2025	2024		100	8,000	
5	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2025	2024		100	28,900	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0911	SCRN RM A	0	100	0	0	1,150.00	SF	17.50	17.50	100	2025	2024		100	20,125	

LAND DESCRIPTION										TOTAL OB/XF										65,921									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												

REVIEW DATE	12/16/2024	BY	HS	Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000	PRINTED 07/30/2025 BY SYS				
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MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND			
0900	01	2,616	108.0960	142.69	373,277	2003	2003		0	0	0	10.50	89.50		
1 SNGL FAM - 100% - 2025										Heated Area: 2221			HX Base Yr 2025		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										334,083				
TOTAL MARKET OB/XF VALUE										65,921				
TOTAL LAND VALUE - MARKET										250,000				
TOTAL MARKET VALUE										650,004				
SOH/AGL Deduction										36,130				
ASSESSED VALUE										613,874				
TOTAL EXEMPTION VALUE										HX HB				50,722
BASE TAXABLE VALUE										563,152				
TOTAL JUST VALUE										650,004				
NCON VALUE										60,813				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										525,105				