LOT 20
IN OR 1916/1701
PDSTRIAN ESMT PT OR 1179/1730

BELINSKI CHARLES F LVG TRUST/BELINSKI CHARLES F TR
96044 JAMAICAN CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

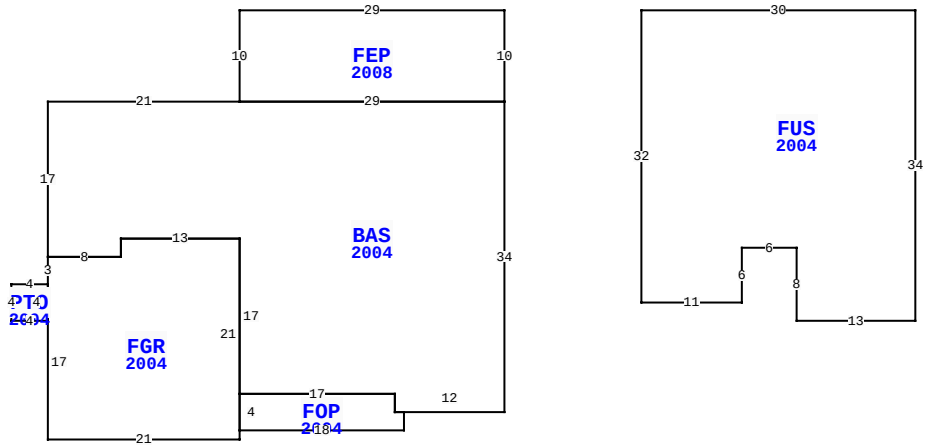
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE 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	1,283	100	2004	1,283	165,528
FEP	290	80	2008	232	29,932
FGR	446	55	2004	245	31,609
FOP	70	30	2004	21	2,710
FUS	950	100	2004	950	122,566
PTO	16	5	2004	1	129
TOTALS	3,055			2,732	352,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,732	108.0000	142.56	389,474	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 2233 HX Base Yr 2005



96044 JAMAICAN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		458,019
TOTAL MARKET OB/XF VALUE		11,554
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		744,573
SOH/AGL Deduction		381,008
ASSESSED VALUE		363,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,843
TOTAL JUST VALUE		744,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011351	ADDITION	0	01/01/2021
B21992	ADDITION	11,740	10/01/2008
B0412236	NEW CONSTR	160,048	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/1701	5/02/2014	SW	U	I	30	100
GRANTOR: BELINSKI CHARLES FRED						
GRANTEE: BELINSKI CHARLES FR						
1282/1196	12/21/2004	WD	Q	I		277,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BELINSKI CHARLES F						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W29 S10 BAS=[YR=2004] W21 S17 FGR=[YR=2004] S3 PTO=[YR=2004] W4 S4 E4 N4$ S17 E21 N1 FOP=[YR=2004] E18 N2 W1 N2 W17 S4 $ N21 W13 S2 W8 $ E8 N2 E13 S17 E17 S2 E12 N34 W29 $ E29 N10 $ PTR= E15 FUS=[YR=2004] E30 S34 W13 N8 W6 S6 W11 N32$ W15 $.

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	0811	CONCRETE B	0	100	0	0	986.00	SF	5.20	5.20	100	2021	2021	3	99	5,076	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	2004	2004	3	83	3,125	
4	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2004	2004	3	83	308	

LAND DESCRIPTION

TOTAL OB/XF 11,554

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS

LOT 20
IN OR 1916/1701
PDSTRIAN ESMT PT OR 1179/1730

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	02	WINDOW 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

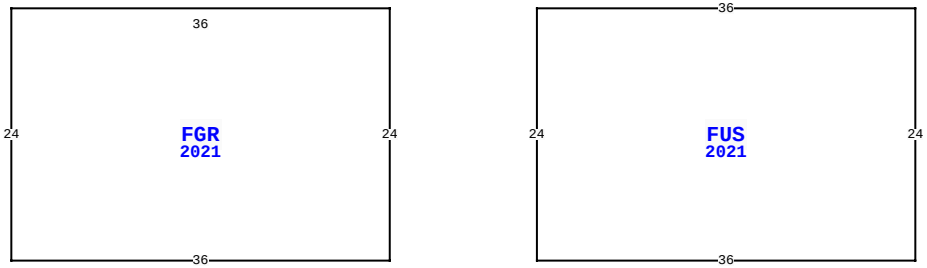
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	864	55	2021	475	37,442
FUS	864	100	2021	864	68,104
TOTALS	1,728			1,339	105,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,339	60.3200	79.62	106,611	2021	2021	0	0	0	1.00	99.00

2 SNGL FAM – 100% - 2005 Heated Area: 864 HX Base Yr 2005



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BELINSKI CHARLES F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] E36 S24 W36 N24$ PTR= E50 FUS=[YR=2021] E36 S24 W36 N24$ W50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS