

LOT 10
5115 PARKWAY PB 5/196

SPITZFORM DIANNE L L/E/
1785 JACKSON COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0010-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																		
Exterior Wall	16	WD FR STUC 100	0500	11	4,371	124.6124	196.89	860,606	1990	1994	0	0	15.00	85.00	VALUATION SUMMARY																		
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2007												Heated Area: 3703																		
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2007																		
Interior Wall	05	DRYWALL 100																															
Interior Floo	11	CLAY TILE 50																															
Interior Floo	14	CARPET 50																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		4 100																															
Bathrooms		2.5 100																															
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		03																											
NEIGHBORHOOD/LOC			3033.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,569	100	1993	2,569	429,939																												
BAS	202	100	2020	202	33,806																												
FGR	768	55	1993	422	70,625																												
FOP	110	30	1993	33	5,522																												
FSP	136	40	2007	54	9,037																												
FUS	932	100	2007	932	155,976																												
UOP	797	20	2007	159	26,610																												
TOTALS			5,514		4,371	731,515																											
EXTRA FEATURES						1785 JACKSON CT, FERNANDINA BEACH												BLD DATE				LGL DATE				03/14/2024				MLU			
																		XF DATE				AG DATE											
																		INC 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	1990	1990	3	66	2,310																	
2	0861	POOL GUNIT	0	100	40	20	800.00	SF	85.00	85.00	100	1990	1990	3	20	13,600																	
3	0812	CONCRETE C	0	100	0	0	2,621.00	SF	4.00	4.00	100	1990	1990	3	57	5,976																	
4	0845	KOOL DECK	0	100	0	0	1,083.00	SF	7.25	7.25	100	1990	1990	3	57	4,475																	
5	0855	CONC PAVER	0	100	0	0	319.00	SF	10.00	10.00	100	2007	2007	3	87	2,775																	
6	0911	SCRN RM A	0	100	0	0	1,245.00	SF	17.50	17.50	100	2007	2007	3	27	5,883																	
TOTAL OB/XF 35,019																																	
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	RES	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 06/08/2021 BY RXX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS																																	