

LOT 12
IN OR 2120/1508
5115 PARKWAY PB 5/196

APPLEBY CHAD E & MICHELLE C
1784 JACKSON COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
		03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1994	1,360	229,825
FGR	460	55	1994	253	42,754
FOP	315	30	2016	94	15,885
FUS	1,183	100	1994	1,183	199,914
UOP	53	20	1994	11	1,859

TOTALS	3,371			2,901	490,236
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,473.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00
5	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50
6	0855	CONC PAVER	0	100	0	0	1,063.00	SF	10.00
7	0861	POOL GUNIT	0	100	0	0	457.00	SF	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RG-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,901	138.0033	218.05	632,563	1994	1994	0	0	22.50	77.50
1 SFR CUST - 100% - 2018											
Heated Area: 2543											
HX Base Yr 2018											

1784 JACKSON CT, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					03/14/2024 MLU				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					490,236				
TOTAL MARKET OB/XF VALUE					25,767				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					866,003				
SOH/AGL Deduction					399,461				
ASSESSED VALUE					466,542				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					415,820				
TOTAL JUST VALUE					866,003				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					783,092				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631895	ADDITION	0	03/07/2016
B9602754	SWIM POOL	19,000	03/01/1996
B9401134	NEW CONSTR	164,000	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2120/1508	5/12/2017	WD	Q	I	01	618,000	
GRANTOR: BIAGINI MICHAEL A & K							
GRANTEE: APPLEBY CHAD E & MI							
1863/1189	6/20/2013	WD	Q	I	02	420,000	
GRANTOR: SMITH RICHARD H JR &							
GRANTEE: BIAGINI MICHAEL A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W21 S15 BAS=[YR=1994] W33 S32 E13 UOP=[YR=1994] S5 E9 N6 W8 S1 W1\$ E1 N1 E8 S1 E12 FGR=[YR=1994] S5 E20 N23 W20 S18\$ N18 E20 N14 W21\$ E21 N15\$ PTR=E15 FUS=[YR=1994] E34 S7 E3 N5 E7 S5 E2 S18 W12 S7 W12 N15 W2 N3 W7 S18 W13 N32\$ W15\$.									