LOT 18
5115 PARKWAY PB 5/196

MAENTZ GEORGE W TRUST/MAENTZ GEORGE W TRUSTEE
1796 JACKSON CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0018-0000

BUILDING CHARACTERISTICS

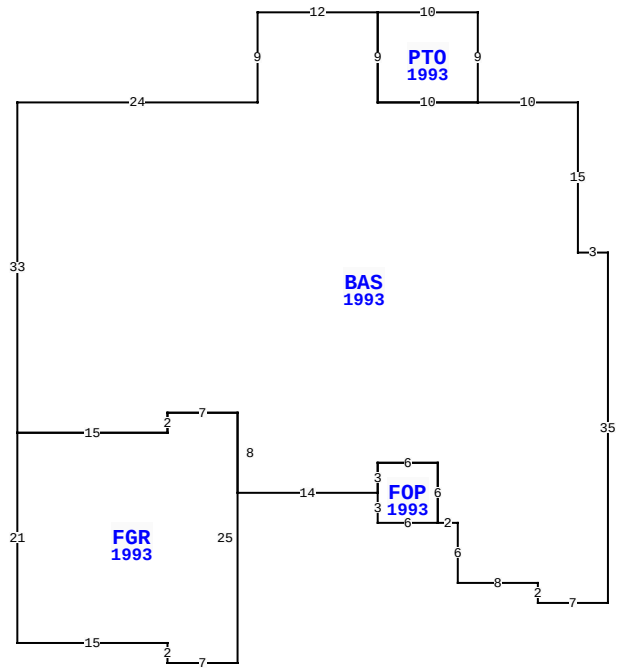
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,355	100	1993	2,355	424,726
FGR	490	55	1993	270	48,694
FOP	36	30	1993	11	1,984
PTO	90	5	1993	4	721
TOTALS	2,971			2,640	476,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,640	137.5258	217.29	573,646	1990	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2021 Heated Area: 2355 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

1796 JACKSON CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		476,126
TOTAL MARKET OB/XF VALUE		6,070
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		832,196
SOH/AGL Deduction		263,617
ASSESSED VALUE		568,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		517,857
TOTAL JUST VALUE		832,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6783	NEW CONSTR	91,086	10/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/0395	4/15/2020	WD	Q	I	02	495,000
GRANTOR: WARD MICAH R & CATHER						
GRANTEE: MAENTZ GEORGE W TRU						
2230/0246	10/05/2018	WD	Q	I	01	475,000
GRANTOR: MEADORS R MICHAEL & J						
GRANTEE: WARD MICAH R & CATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N15 W10 PTO=[YR=1993] N9 W10 S9 E10 $ W10 N9 W12 S9 W24 S33 FGR=[YR=1993] S21 E15 S2 E7 N25 W7 S2 W15 $ E15 N2 E7 S8 E14 FOP=[YR=1993] S3 E6 N6 W6 S3 $ N3 E6 S6 E2 S6 E8 S2 E7 N35 $.

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	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	0812	CONCRETE C	0	100	0	0	1,649.00	SF	4.00	4.00	100	1990	1990	3	57	3,760	

LAND DESCRIPTION

TOTAL OB/XF 6,070

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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS