LOT 19
5115 PARKWAY PB 5/196

POULAKOS GREGORY/WANG QIAO
1798 JACKSON COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0019-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

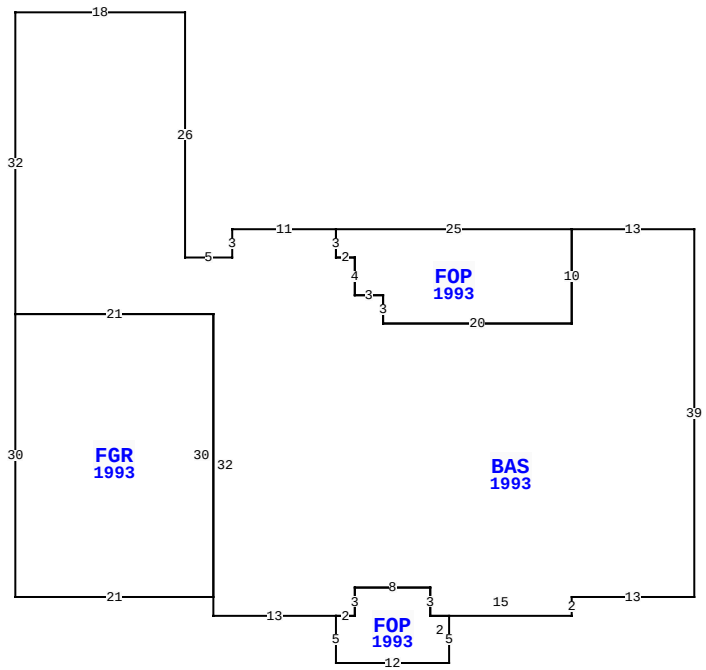
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	1993	2,402	424,749
FGR	630	55	1993	346	61,183
FOP	84	30	1993	25	4,421
FOP	227	30	1993	68	12,024
TOTALS	3,343			2,841	502,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,841	134.8435	213.05	605,275	1990	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2022 Heated Area: 2402 HX Base Yr 2022



1798 JACKSON CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		502,378
TOTAL MARKET OB/XF VALUE		17,870
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		870,248
SOH/AGL Deduction		223,591
ASSESSED VALUE		646,657
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		590,935
TOTAL JUST VALUE		870,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6612	SWIM POOL	9,250	07/17/1990
6505	NEW CONSTR	130,960	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/231	5/05/2025	WD	Q	I	01	1,110,000
GRANTOR: TORTORA MATTHEW MICHA						
GRANTEE: POULAKOS GREGORY						
2459/1853	5/03/2021	WD	Q	I	01	747,000
GRANTOR: GAY KENNETH N & CONNI						
GRANTEE: TORTORA MATTHEW MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W25 S3 E2 S4 E3 S3 E20 N10 $ S10 W20 N3 W3 N4 W2 N3 W11 S3 W5 N26 W18 S32 FGR=[YR=1993] S30 E21 N30 W21 $ E21 S32 E13 FOP=[YR=1993] S5 E12 N5 W2 N3 W8 S3 W2 $ E2 N3 E8 S3 E15 N2 E13 N39 $.

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	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	1,898.00	SF	4.00	4.00	100	1990	1990	3	57	4,327	
3	0845	KOOL DECK	0	100	0	0	867.00	SF	7.25	7.25	100	1990	1990	3	57	3,583	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	

LAND DESCRIPTION

TOTAL OB/XF 17,870

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	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