LOT 21
5115 PARKWAY PB 5/196

CURLER NANETTE C TRUST/CURLER NANETTE C TRUSTEE
1797 JACKSON CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0021-0000

BUILDING CHARACTERISTICS

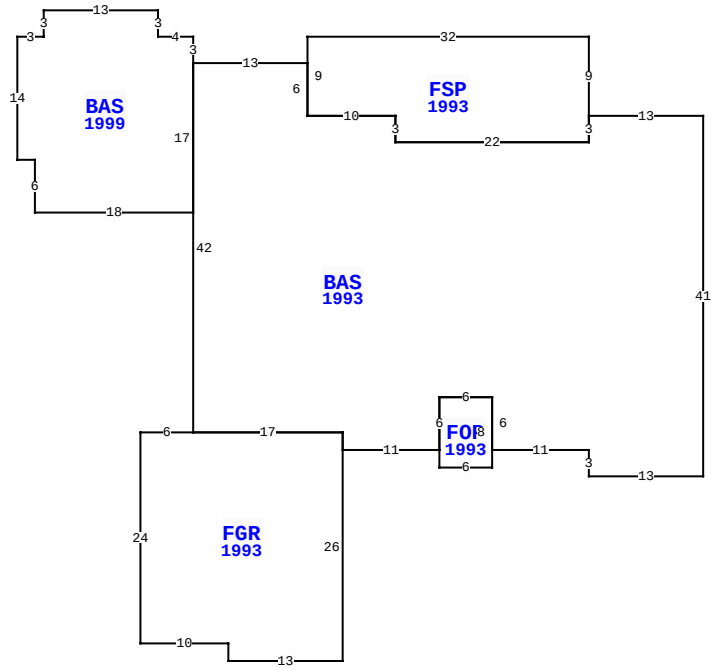
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,185	100	1993	2,185	380,319
BAS	427	100	1999	427	74,323
FGR	578	55	1993	318	55,351
FOP	48	30	1993	14	2,437
FSP	354	40	1993	142	24,717
TOTALS	3,592			3,086	537,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,086	132.7302	209.71	647,165	1990	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2024 Heated Area: 2612 HX Base Yr 2024



1797 JACKSON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		537,147
TOTAL MARKET OB/XF VALUE		5,596
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		892,743
SOH/AGL Deduction		517,046
ASSESSED VALUE		375,697
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		319,975
TOTAL JUST VALUE		892,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		800,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805097	ADDITION	18,480	06/01/1998
6662	NEW CONSTR	76,900	08/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/908	7/11/2023	WD	Q	I	01	926,500
GRANTOR: GOODRICH KIMERA A						
GRANTEE: CURLER NANETTE C TR						
1674/0460	4/26/2010	WD	U	I	14	430,000
GRANTOR: GEHR VIRGINIA						
GRANTEE: GEHR VIRGINIA L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] N9 W32 S9 E10 S3 E22 N3 $ S3 W22 N3 W10 N6 W13 BAS=[YR=1999] N3 W4 N3 W13 S3 W3 S14 E2 S6 E18 N17 $ S42 FGR=[YR=1993] W6 S24E10 S2 E13 N26 W17 $ E17 S2 E11 FOP=[YR=1993] S2 E6 N8 W6 S6 $ N6 E6 S6 E11 S3 E13 N41 $.

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	1,383.00	SF	4.00	4.00	100	1990	1990	3	57	3,153	
3	0858	SCULP CONC	0	100	6	2	12.00	SF	13.00	13.00	100	1990	1990	3	85	133	

LAND DESCRIPTION

TOTAL OB/XF 5,596

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