LOT 22
5115 PARKWAY PB 5/196

KHATTAK A FAROUQUE TRUST/KHATTAK A FAROUQUE TRUSTE
99034 GREEN HERON WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0022-0000

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 70
Interior Floo	11	CLAY TILE 30
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

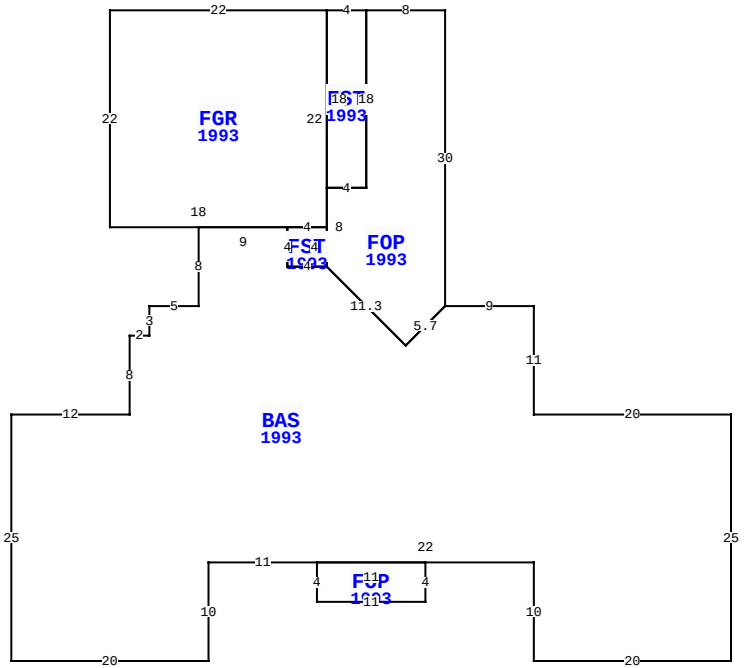
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	1993	2,020	376,706
FGR	484	55	1993	266	49,606
FOP	44	30	1993	13	2,424
FOP	296	30	1993	89	16,598
FST	16	55	1993	9	1,678
FST	72	55	1993	40	7,459
TOTALS	2,932			2,437	454,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,437	140.5153	222.01	541,038	1992	1992	0	0	0	16.00	84.00

1 SFR CUST – 0% - 2023 Heated Area: 2020 HX Base Yr



1795 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	454,472
TOTAL MARKET OB/XF VALUE	22,584
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	827,056
SOH/AGL Deduction	61,651
ASSESSED VALUE	765,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	765,405
TOTAL JUST VALUE	827,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	748,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8140	SWIM POOL	11,700	06/02/1992
8008	NEW CONSTR	79,169	04/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2608/0606	10/26/2022	QC	U	I	11	100
GRANTOR: SFA PROPERTIES LLC						
GRANTEE: KHATTAK A FAROUGUE						
1953/1755	12/08/2014	QC	U	I	11	100
GRANTOR: KHATTAK A FAROUQUE						
GRANTEE: SFA PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N11 W9 FOP=[YR=1993] N30 W8 FST=[YR=1993] W4 FGR=[YR=1993] W22 S22 E18 FST=[YR=1993] S4 E4 N4 W4 $ E4 N22 $ S18 E4 N18 $ S18 W4 S8 D8 R8 U4 R4 $ L4 D4 U8 L8 W4 N4 W9 S8 W5 S3 W2 S8 W12 S25 E20 N10 E11 FOP=[YR=1993] S4 E11N4 W11 $ E22 S10 E20 N25 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	0	0	0	2,283.00	SF	4.00	4.00	100	1992	1992	3	62	5,662	
3	0858	SCULP CONC	0	0	0	0	212.00	SF	13.00	13.00	100	1992	1992	3	87	2,398	
4	0861	POOL GUNIT	0	0	0	0	555.00	SF	85.00	85.00	100	1992	1992	3	20	9,435	
5	0845	KOOL DECK	0	0	0	0	587.00	SF	7.25	7.25	100	1992	1992	3	62	2,639	

LAND DESCRIPTION

TOTAL OB/XF 22,584

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	0		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