LOT E1/2 OF 123 & 124
IN OR 2460/280
FOREST HILLS 2 PB 2/77

JUBELL PATRICIA B
1803 PARKWAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128B-0123-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

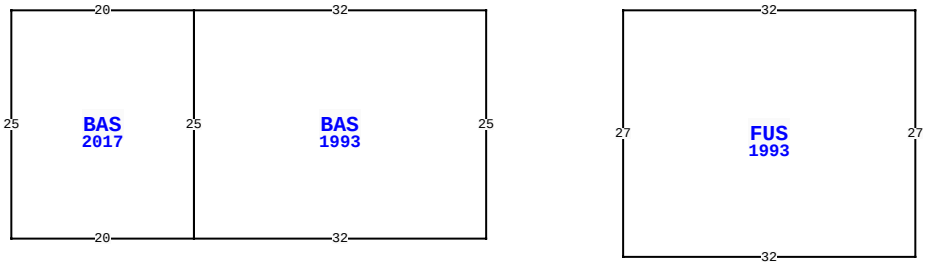
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	102,345
BAS	500	100	2017	500	63,966
FUS	864	100	1993	864	110,533
TOTALS	2,164			2,164	276,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,164	115.4440	152.39	329,772	1962	1995	0	0	0	16.05	83.95

1 SNGL FAM – 100% - 2014 Heated Area: 2164 HX Base Yr 2014



BLD DATE	12/11/2013	KK	LGL DATE
XF DATE			LAND DATE 05/08/2025 MLU
INC DATE			AG DATE

1803 PARKWAY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		276,844
TOTAL MARKET OB/XF VALUE		17,505
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		519,349
SOH/AGL Deduction		228,593
ASSESSED VALUE		290,756
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,034
TOTAL JUST VALUE		519,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171253	FGR/SFB	57,000	04/26/2017
20171106	DEMOFGR	1,800	04/12/2017
20052794	REMODEL	1,000	10/05/2005
8272	REMODEL	14,000	04/19/1994
8376	NEW BATH	2,000	04/04/1994
2313	REPAIR/RRF	2,300	04/25/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/0280	4/16/2021	QC	U	I	11	100
GRANTOR: JUBELL PETER						
GRANTEE: JUBELL PATRICIA B						
1871/1496	8/06/2013	WD	Q	I	02	265,000
GRANTOR: QUINN CONNIE RENEE						
GRANTEE: JUBELL PETER & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 BAS=[YR=2017] W20 S25 E20 N25$ S25 E32 N25$ PTR= E15 FUS=[YR=1993] E32 S27 W32 N27 $ W15 $.

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	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1994	1994	3	20	7,650	
2	0845	KOOL DECK	0	100	0	0	725.00	SF	7.25	7.25	100	1994	1994	3	66	3,469	
3	0510	GARAGE WD-	0	100	21	21	441.00	SF	35.00	35.00	100	1996	1996	3	23	3,550	
4	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	1995	1995	3	68	2,836	

LAND DESCRIPTION

TOTAL OB/XF 17,505

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	0006	R-1	89.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS