

LOT 19
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SELLENTIN CYNTHIA & JOHN
96053 JAMAICAN COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2003	1,878	251,131
FGR	561	55	2003	309	41,320
FOP	53	30	2003	16	2,140
FOP	188	30	2003	56	7,488
FUS	343	100	2003	343	45,867
PTO	275	5	2025	14	1,873

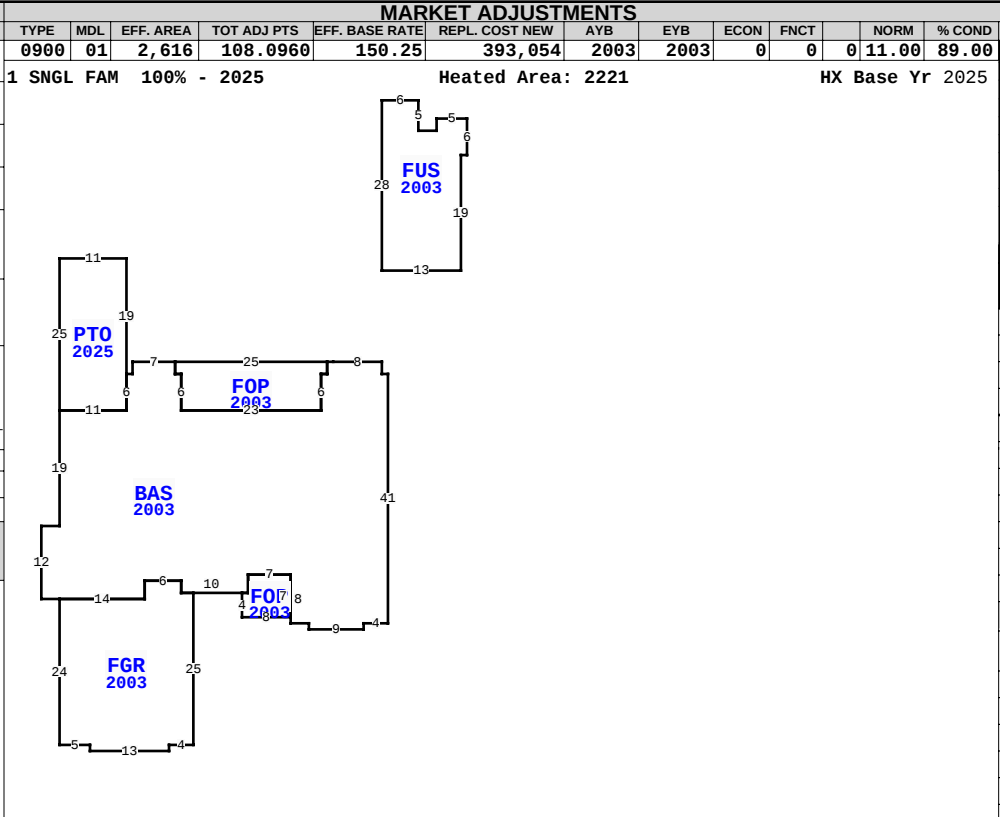
TOTALS	3,298			2,616	349,818
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EXTRA FEATURES

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	2003	2003	3	85	2,975	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
7	0911	SCRN RM A	0	100	0	0	1,150.00	SF	18.00	18.00	100	2025	2024		97	20,079	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																		73,054
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NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		349,818
TOTAL MARKET OB/XF VALUE		73,054
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		672,872
SOH/AGL Deduction		42,423
ASSESSED VALUE		630,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		579,038
TOTAL JUST VALUE		672,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009435	NEW IN POOL	125,000	08/13/2024
R035031	REPAIR/RRF	1,500	05/01/2003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009435	NEW IN POOL	125,000	08/13/2024
R035031	REPAIR/RRF	1,500	05/01/2003

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003;ORIG=0,0] W8 W1 S2 W1 S6 W23 N6 W1 N2 W7 S2 W1 S6 W11 S19 W3 S12 E3 E14 N3 E6 S2 E10 E1 N3 E7 S8 E3 S1 E9 N1 E4 N41 W1 N2 \$						
FGR=[YR=2003;ORIG=-53,39] S24 E5 S1 E13 N1 E4 N25 W2 N2 W6 S3 W14 \$						
FUS=[YR=2003;ORIG=0,-15] N28 E6 S5 E3 N2 E5 S6 W1 S19 W13 \$						
FOP=[YR=2003;ORIG=-34,0] S2 E1 S6 E23 N6 E1 N2 W25 \$						
FOP=[YR=2003;ORIG=-23,38] S4 E8 N7 W7 S3 W1 \$						
PTR=[ORIG=0,0] N15 S15 \$						
PTO=[YR=2025;ORIG=-42,8] N6 N19 W11 S25 E11 \$						
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