LOT 21
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

STOWE RICHARD WARREN III
96038 JAMAICAN CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0315-0021-0000

BUILDING CHARACTERISTICS

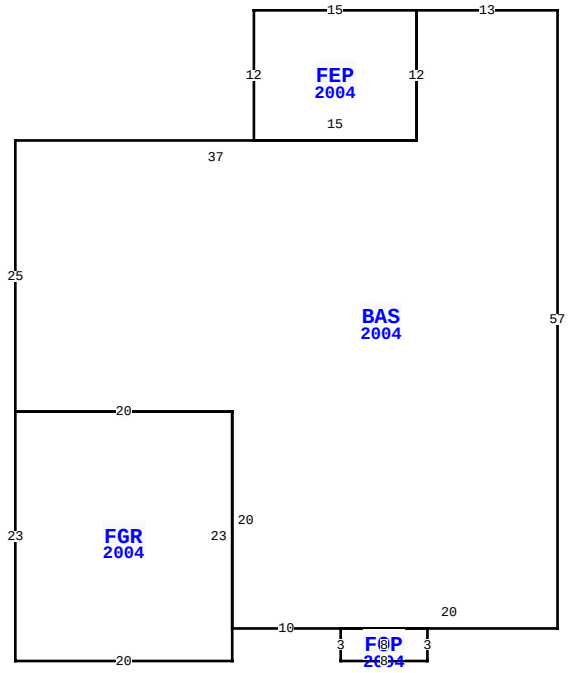
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2004	2,006	268,049
FEP	180	80	2004	144	19,242
FGR	460	55	2004	253	33,807
FOP	24	30	2004	7	935
TOTALS	2,670			2,410	322,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	107.4080	149.30	359,813	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2025 Heated Area: 2006 HX Base Yr 2025



96038 JAMAICAN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 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		322,033
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		573,773
SOH/AGL Deduction		0
ASSESSED VALUE		573,773
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		522,362
TOTAL JUST VALUE		573,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0312040	NEW CONSTR	147,252	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1234	4/26/2024	WD	Q	I	02	655,000
GRANTOR: MANKEY JOY Z						
GRANTEE: STOWE RICHARD WARRE						
1242/1473	7/01/2004	WD	Q	I		242,600
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: MANKEY DAVID M & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FEP=[YR=2004] W15 S12 E15 N12 $ S12 W37
S25 FGR=[YR=2004] S23 E20 N23 W20 $ E20 S20 E10
FOP=[YR=2004] S3 E8 N3 W8 $ E20 N57 $.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS