LOT 10
5115 PARKWAY PB 5/196

SPITZFORM DIANNE L L/E/
1785 JACKSON COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0010-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

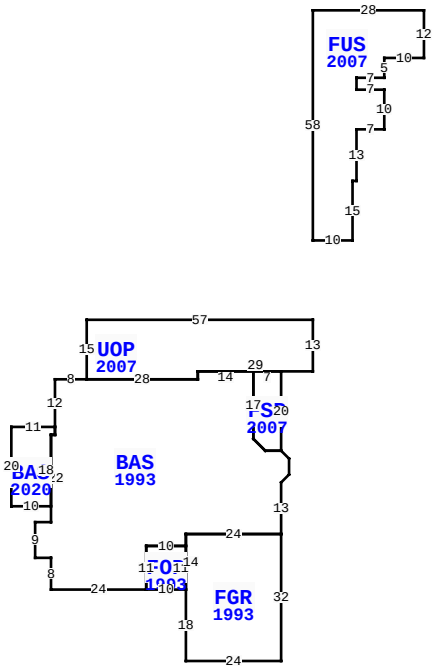
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,569	100	1993	2,569	353,581
BAS	202	100	2020	202	27,802
FGR	768	55	1993	422	58,081
FOP	110	30	1993	33	4,542
FSP	136	40	2007	54	7,433
FUS	932	100	2007	932	128,274
UOP	797	20	2007	159	21,884
TOTALS	5,514			4,371	601,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,371	98.1200	162.88	711,948	1990	1994	0	0	0	15.50	84.50

1 SFR CUST 100% - 2007 Heated Area: 3703 HX Base Yr 2007



1785 JACKSON CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		601,596
TOTAL MARKET OB/XF VALUE		50,118
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		1,011,714
SOH/AGL Deduction		522,945
ASSESSED VALUE		488,769
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		432,358
TOTAL JUST VALUE		1,011,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,116,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000726	ADD 214SF	26,202	01/24/2020
B19204	OTHER	18,850	12/01/2006
B9804993	NEW CONSTR	4,000	05/01/1998
6495	SWIM POOL	12,000	05/31/1990
6231	NEW CONSTR	118,095	01/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0053	2/07/2023	WD	U	I	11	100
GRANTOR: SPITZFORM DIANNE L						
GRANTEE: SPITZFORM BRAYN CHR						
0600/0109	6/20/1990	WD	Q	I		167,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SPITZFORM KEN & D L						

BUILDING NOTES

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	64	2,240	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	1,245.00	SF	18.00	18.00	100	2007	2007	3	24	5,378	

BUILDING DIMENSIONS

UOP=[YR=2007] W57 S15 BAS=[YR=1993] W8 S12 BAS=[YR=2020] W11 S20 E10 N18 E1N2$ S2 W1 S22 W4 S9 E4 S8 E24 FOP=[YR=1993] E10 FGR=[YR=1993] S18 E24 N32 W24 S14$ N11 W10 S11$ N11 E10 N3 E24 N13 R2 U2 N4 U2 L2 FSP=[YR=2007] N20 W7 S17 D3 R3 E4$ W4 L3 U3 N17 W14 S2 W28$ E28 N2 E29 N13$ PTR=N20 FUS=[YR=2007] N58 E28 S12 W10 S5 W7 S3 E7 S10 W7 S13 W1 S15 W10$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 50,118

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	360,000.00	360,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS