

LOT 12  
IN OR 2120/1508  
5115 PARKWAY PB 5/196

APPLEBY CHAD E & MICHELLE C  
1784 JACKSON COURT  
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0012-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                        |                  |                      | MARKET ADJUSTMENTS                |                |                |             |                |           |           |             |         |             |                           |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------|------------------|----------------------|-----------------------------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|-------------|---------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                   | MDL              | EFF. AREA            | TOT ADJ PTS                       | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1 |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 20               | FACE BRICK 100 | 0500                   | 01               | 2,901                | 108.6640                          | 180.38         | 523,282        | 1994        | 1994           | 0         | 0         | 0           | 23.05   | 76.95       | VALUATION BY STANDARD     |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SFR CUST 100% - 2018 |                  |                      |                                   |                |                |             |                |           |           |             |         |             | Heated Area: 2543         |            |                             |      |         |      |     |    |        |  |  |  |  | HX Base Yr 2018 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | Tax Group: 8              |            |                             |      |         |      |     |    |        |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | BUILDING MARKET VALUE     |            |                             |      |         |      |     |    |        |  |  |  |  | 402,665         |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 80    |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | TOTAL MARKET OB/XF VALUE  |            |                             |      |         |      |     |    |        |  |  |  |  | 43,940          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 20   |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | TOTAL LAND VALUE - MARKET |            |                             |      |         |      |     |    |        |  |  |  |  | 360,000         |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | TOTAL MARKET VALUE        |            |                             |      |         |      |     |    |        |  |  |  |  | 806,605         |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | SOH/AGL Deduction         |            |                             |      |         |      |     |    |        |  |  |  |  | 327,466         |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     |                  | 4 100          |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | ASSESSED VALUE            |            |                             |      |         |      |     |    |        |  |  |  |  | 479,139         |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    |                  | 2.5 100        |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | TOTAL EXEMPTION VALUE     |            |                             |      |         |      |     |    |        |  |  |  |  | 51,411          |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | BASE TAXABLE VALUE        |            |                             |      |         |      |     |    |        |  |  |  |  | 427,728         |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 2.               | 2. 100         |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             | TOTAL JUST VALUE          |            |                             |      |         |      |     |    |        |  |  |  |  | 806,605         |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 0 100          | NCON VALUE             |                  |                      |                                   |                |                |             |                |           |           |             |         |             | 0                         |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       | INCOME VALUE           |                  |                      |                                   |                |                |             |                |           |           |             |         |             | PREVIOUS YEAR MKT VALUE   |            |                             |      |         |      |     |    |        |  |  |  |  | 866,003         |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 1,360            | 100            | 1994                   | 1,360            | 188,771              |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 460              | 55             | 1994                   | 253              | 35,117               |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 315              | 30             | 2016                   | 94               | 13,048               |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 1,183            | 100            | 1994                   | 1,183            | 164,204              |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                          | 53               | 20             | 1994                   | 11               | 1,527                |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 3,371                  |                  | 2,901                | 402,665                           |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                        |                  |                      | 1784 JACKSON CT, FERNANDINA BEACH |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 0504             | FP-ELECTRI     | 0                      | 100              | 0                    | 0                                 | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 1994      | 1994        | 3       | 72          | 1,440                     |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                            | 0860             | POOL/SPA       | 0                      | 100              | 0                    | 0                                 | 1.00           | UT             | 50,000.00   | 50,000.00      | 100       | 1996      | 1996        | 04      | 85          | 42,500                    |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 43,940                                                                                                                           |                  |                |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                          | USE CODE         | CLS            | LAND USE DESCRIPTION   | CAP              | R D                  | LOC ZONE                          | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT 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 |                  |                |                        |                  |                      |                                   |                |                |             |                |           |           |             |         |             |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |