LOT 13
IN OR 2204/1136
5115 PARKWAY PB 5/196

CHILDS WILLIAM M
1786 JACKSON CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

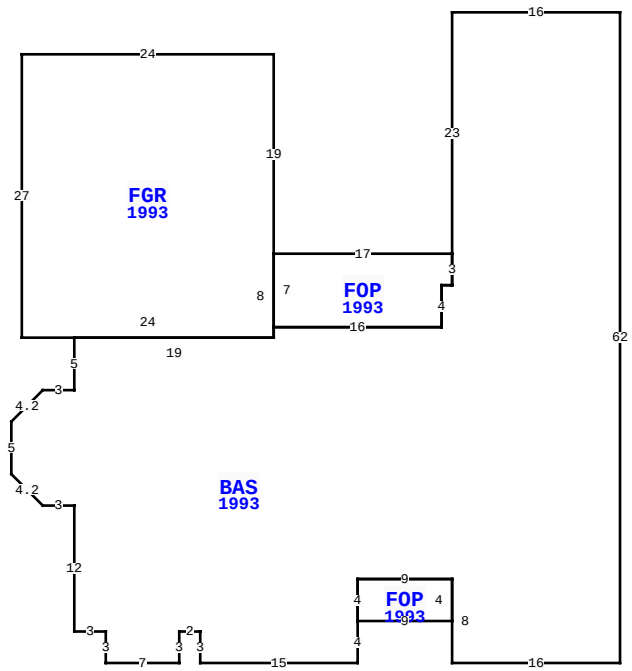
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	1993	2,099	301,352
FGR	648	55	1993	356	51,111
FOP	36	30	1993	11	1,579
FOP	115	30	1993	34	4,881
TOTALS	2,898			2,500	358,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,500	107.5200	178.48	446,200	1989	1989	0	0	0	19.56	80.44

1 SFR CUST 100% - 2019 Heated Area: 2099 HX Base Yr 2019



1786 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		358,923
TOTAL MARKET OB/XF VALUE		3,106
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		722,029
SOH/AGL Deduction		249,503
ASSESSED VALUE		472,526
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		421,115
TOTAL JUST VALUE		722,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226397	SIDEWALK	1,200	09/03/2012
5637	NEW CONSTR	78,506	04/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/1136	6/20/2018	WD	Q	I	02	540,000
GRANTOR: MICHEL FREDERICK J &						
GRANTEE: CHILDS WILLIAM M						
2204/1134	6/04/2014	WD	U	I	11	100
GRANTOR: OSBORNE JACQUELIN						
GRANTEE: MICHEL FREDERICK J						

BUILDING NOTES

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	1989	1989	3	62	2,170	
5	0911	SCRN RM A	0	100	0	0	260.00	SF	18.00	18.00	100	1995	1995	3	20	936	

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S23 FOP=[YR=1993] W17 FGR=[YR=1993] N19 W24 S27 E24 N8 $ S7 E16 N4 E1 N3 $ S3 W1 S4 W16 S1 W19 S5 W3 L3 D3 S5 D3 R3 E3 S12 E3 S3 E7 N3 E2 S3 E15 N4 FOP=[YR=1993] E9 N4 W9 S4 $ N4 E9 S8 E16 N62 $.

LAND DESCRIPTION

TOTAL OB/XF 3,106

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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