LOT 15
IN OR 2353/729
5115 PARKWAY PB 5/196

PLOTT JEFFREY E & CHRISTINE M
1790 JACKSON COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

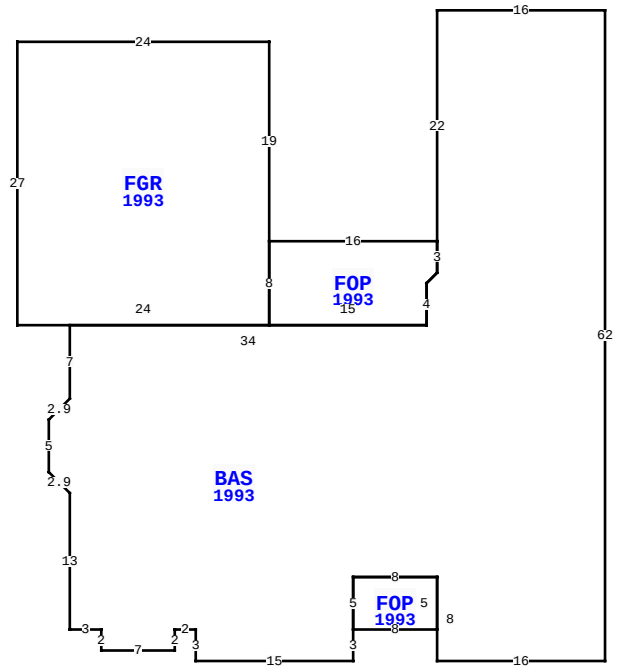
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,045	100	1993	2,045	297,807
FGR	648	55	1993	356	51,843
FOP	40	30	1993	12	1,748
FOP	124	30	1993	37	5,388
TOTALS	2,857			2,450	356,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,450	108.6820	180.41	442,004	1988	1988	0	0	0	19.28	80.72

1 SFR CUST 100% - 2021 Heated Area: 2045 HX Base Yr 2021



1790 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		356,786
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		717,986
SOH/AGL Deduction		166,466
ASSESSED VALUE		551,520
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		500,109
TOTAL JUST VALUE		717,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		788,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0729	4/09/2020	WD	Q	I	02	477,200
GRANTOR: YATES H DALE JR TRUST						
GRANTEE: PLOTT JEFFREY E & C						
1574/1341	7/02/2008	WD	Q	I		377,500
GRANTOR: LITRICO CHARLES GORDO						
GRANTEE: YATES H DALE JR TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S22 FOP=[YR=1993] W16 FGR=[YR=1993] N19 W24 S27 E24 N8$ S8 E15 N4 U1 R1 N3$ S3 L1 D1 S4 W34 S7 D2 L2 S5 R2 D2 S13 E3 S2 E7 N2 E2 S3 E15 N3 FOP=[YR=1993] E8 N5 W8 S5$ N5 E8 S8 E16 N62$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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