LOT 18
5115 PARKWAY PB 5/196

MAENTZ GEORGE W TRUST/MAENTZ GEORGE W TRUSTEE
1796 JACKSON CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

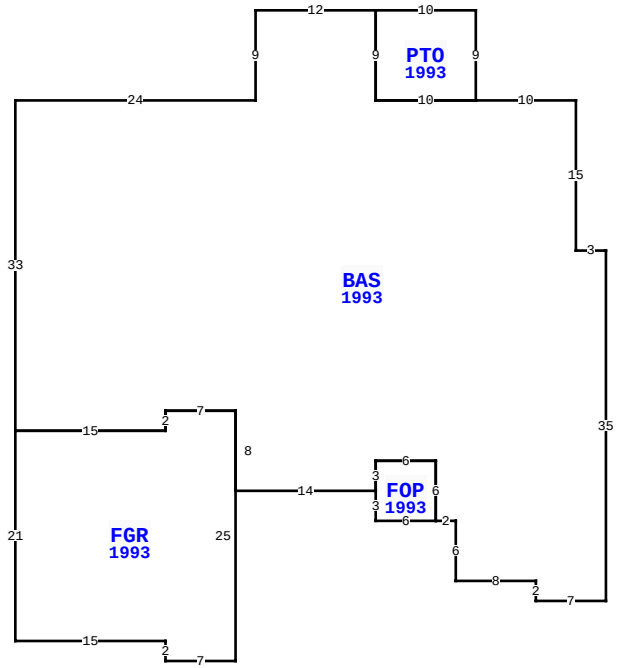
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,355	100	1993	2,355	349,251
FGR	490	55	1993	270	40,041
FOP	36	30	1993	11	1,631
PTO	90	5	1993	4	593
TOTALS	2,971			2,640	391,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,640	108.2880	179.76	474,566	1990	1990	0	0	0	17.50	82.50

1 SFR CUST 100% - 2021 Heated Area: 2355 HX Base Yr 2021



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

1796 JACKSON CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		391,517
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		753,757
SOH/AGL Deduction		169,826
ASSESSED VALUE		583,931
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		532,520
TOTAL JUST VALUE		753,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		832,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6783	NEW CONSTR	91,086	10/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/0395	4/15/2020	WD	Q	I	02	495,000
GRANTOR: WARD MICAH R & CATHER						
GRANTEE: MAENTZ GEORGE W TRU						
2230/0246	10/05/2018	WD	Q	I	01	475,000
GRANTOR: MEADORS R MICHAEL & J						
GRANTEE: WARD MICAH R & CATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N15 W10 PTO=[YR=1993] N9 W10 S9 E10 $ W10 N9 W12 S9 W24 S33 FGR=[YR=1993] S21 E15 S2 E7 N25 W7 S2 W15 $ E15 N2 E7 S8 E14 FOP=[YR=1993] S3 E6 N6 W6 S3 $ N3 E6 S6 E2 S6 E8 S2 E7 N35 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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