LOT 20
IN OR 2499/1248
5115 PARKWAY PB 5/196

CONNELL EDWARD C III LVG TRUST/CONNELL EDWARD C II
1799 JACKSON CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

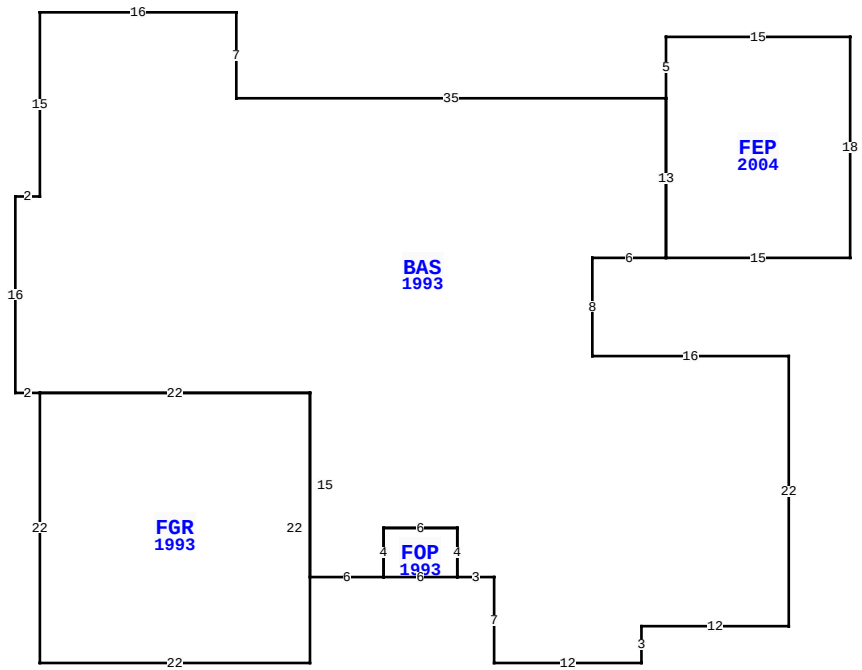
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,043	100	1993	2,043	302,119
FEP	270	80	2004	216	31,942
FGR	484	55	1993	266	39,336
FOP	24	30	1993	7	1,035
TOTALS	2,821			2,532	374,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,532	106.5600	176.89	447,885	1989	1989	0	0	0	16.40	83.60

1 SFR CUST 100% - 2004 Heated Area: 2043 HX Base Yr 2004



1799 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		374,432
TOTAL MARKET OB/XF VALUE		2,710
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		737,142
SOH/AGL Deduction		396,227
ASSESSED VALUE		340,915
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		284,504
TOTAL JUST VALUE		737,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R045769	REPAIR/RRF	800	01/01/2004
5362	NEW CONSTR	72,571	12/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1248	9/21/2021	SW	U	I	11	100
GRANTOR: CONNELL EDWARD C III						
GRANTEE: CONNELL EDWARD C II						
0916/0762	1/21/2000	WD	Q	I		212,000
GRANTOR: KURTZ MYERS R & LINDA						
GRANTEE: CONNELL EDWARD C II						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2004] W15 S5 BAS=[YR=1993] W35 N7 W16 S15 W2 S16 E2 FGR=[YR=1993] S22 E22 N22 W22$ E22 S15 E6 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E3 S7 E12 N3 E12 N22 W16 N8 E6 N13$ S13 E15 N18$.

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	1989	1989	3	62	2,170	
4	1242	WD DECK A	0	100	0	0	270.00	SF	10.00	10.00	100	2004	2004	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 2,710

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