LOT 96
AMELIA NATIONAL #1 PB 7/48

JABAS DONALD S REV TRUST/JABAS DONALD S TRUSTEE
95066 ROYAL PALM CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

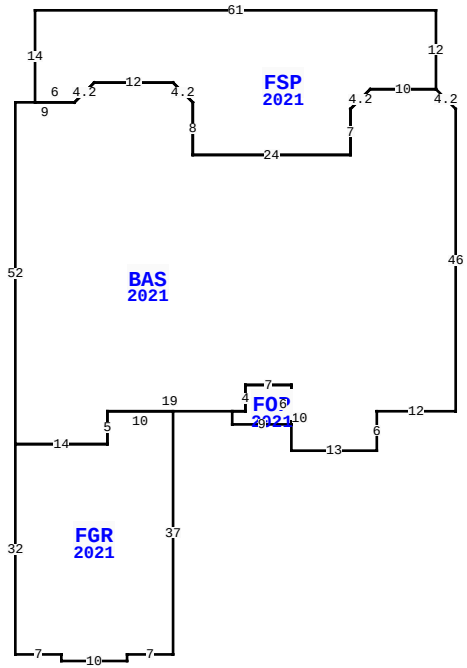
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,145	100	2021	3,145	499,578
FGR	828	55	2021	455	72,276
FOP	46	30	2021	14	2,224
FSP	980	40	2021	392	62,268
TOTALS	4,999			4,006	636,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,006	97.6448	162.09	649,333	2021	2021	0	0	0	2.00	98.00

1 SFR CUST 100% - 2022 Heated Area: 3145 HX Base Yr 2022



95066 ROYAL PALM CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		636,346
TOTAL MARKET OB/XF VALUE		78,943
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		915,289
SOH/AGL Deduction		105,791
ASSESSED VALUE		809,498
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		758,087
TOTAL JUST VALUE		915,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		939,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015298	ADDITION	27,667	11/04/2021
B2109131	SWIM POOL	90,000	07/13/2021
B200955	CO ISSUED	0	04/12/2021
B200955	NEW CONSTR	451,287	10/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0962	4/07/2020	WD	Q	V	02	119,900
GRANTOR: JOWERS ANNA M & SEAN						
GRANTEE: JABAS DONALD S REVO						
2170/0457	12/20/2017	SW	U	V	12	45,000
GRANTOR: SUNTRUST BANK						
GRANTEE: JOWERS ANNA M & SEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 FSP=[YR=2021] N12 W61 S14 E6 U3 R3 E12 D3 R3 S8 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N8 U3 L3 W12 D3 L3 W9 S52 FGR=[YR=2021] S32 E7 S1 E10 N1 E7 N37 W10 S5 W14$ E14 N5 E19 FOP=[YR=2021] S2 E9 N6 W7 S4 W2$ E2 N4 E7 S10 E13 N6 E12 N46$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
4	0911	SCRN RM A	0	100	0	0	1,464.00	SF	18.00	18.00	100	2021	2021	3	86	22,663	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 78,943

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS