

PT OF LOT 25
OR 763/1200 R583970 & R583971
E O FRIEND SUB DB Z/165

JENKINS EVELYN D
2036 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0025-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	30	VINYL 100	0800	02	1,512	135.5200	94.86	143,428	1994	1999	0	0	0	54.00	46.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997														Heated Area: 1512												
Roof Cover	12	MODULAR MT 100															HX Base Yr 1997												
Interior Wall	04	PLYWOOD 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 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																											
Quality			04	Quality Level 04																									
DOR CODE			0200 MOBILE HOME																										
MAP NUM																	MKT AREA			02									
NEIGHBORHOOD/LOC			2020.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,512	100	1,512	65,977																									
TOTALS			1,512	1,512														65,977											
EXTRA FEATURES			2036 FRIENDLY RD, FERNANDINA BEACH																										
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	0510	GARAGE WD-	0 100	22	15	330.00	SF	35.00	35.00	100	1980	1980	3	20	2,310														
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1980	1980	3	20	600														
3	0680	POLE SHED	0 100	22	7	154.00	SF	10.00	10.00	100	1980	1980	3	20	308														
4	1242	WD DECK A	0 100	8	6	48.00	SF	10.00	10.00	100	1994	1994	3	20	96														
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540														
6	0681	POLE SHED	0 100	22	11	242.00	SF	15.00	15.00	100	1997	1997	3	26	944														
TOTAL OB/XF 5,798																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000102	C	SFR/MH	100		RS-2	70.00	185.00	70.00	FF		1.00	1.00	1.25	1,000.00	1,250.00	87,500												
REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/02/2023 BY SYS																													