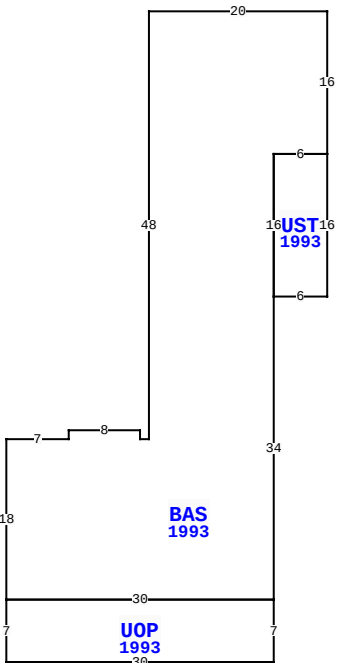


JENKINS MARK A TRUST/JENKINS MARK A TRUSTEE
11500 NORMANDY BLVD
JACKSONVILLE, FL 32221

30-1S-24-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	06	BD/BATTEN 100								0100	01	1,401	109.2000	98.55	138,069	1983	1983	0	0	0	29.25	70.75																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 1316										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	2	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		5000 IMPROVED AG																																					
MAP NUM		MKT AREA																		09																			
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,316	100	1,316	91,757																																			
UOP	210	20	42	2,928																																			
UST	96	45	43	2,998																																			
TOTALS		1,622		1,401		97,684																																	
EXTRA FEATURES										7411 JENKINS LN, BRYCEVILLE																													
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960																							
2	0350	CARPORT WD	0	0	20	35	700.00	SF	13.00	13.00	100	1990	1990	3	20	1,820																							
3	0200	BARN WD 0-	0	0	12	70	840.00	SF	20.00	20.00	100	1983	1983	3	20	3,360																							
4	0681	POLE SHED	0	0	6	70	420.00	SF	15.00	15.00	100	1983	1983	3	20	1,260																							
5	0940	SHEDS/PORT	0	0	6	8	48.00	SF	21.30	21.30	100	1983	1983	3	20	204																							
6	0510	GARAGE WD-	0	0	13	20	260.00	SF	35.00	35.00	100	1983	1983	3	20	1,820																							
7	0681	POLE SHED	0	0	91	34	3,094.00	SF	15.00	15.00	100	1982	1982	3	20	9,282																							
8	0812	CONCRETE C	0	0	0	0	1,360.00	SF	4.00	4.00	100	1982	1982	3	41	2,230																							
9	0680	POLE SHED	0	0	45	18	810.00	SF	10.00	10.00	100	1982	1982	3	20	1,620																							
10	0300	BOAT DCK W	0	0	37	12	444.00	SF	40.00	40.00	100	1990	1990	3	20	3,552																							
LAND DESCRIPTION										TOTAL OB/XF										27,108																			
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	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																						
2	006000	A	PAST1/HAY	0			0.00	0.00	24.50	AC		1.00	1.00	1.00	440.00	440.00	10,780																						
3	009530	C	POND	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,000																						
4	005901	A	HARDWOOD SI	0			0.00	0.00	64.33	AC		1.00	1.00	1.00	225.00	225.00	14,474																						
5	009400	C	RIGHTOFWAY	0			0.00	0.00	9.17	AC		1.00	1.00	1.00	100.00	100.00	917																						
6	009910	M	MKT.VAL.AG	0			0.00	0.00	88.83	AC		1.00	1.00	1.00	5,000.00	5,000.00	444,150																						
REVIEW DATE	01/14/2021		BY	WWA		Total Acres: 104.00		Total Land Value: 96,171		Market: 444,150		Agricultural: 25,254		Common: 70,917		PRINTED 08/02/2023 BY SYS																							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6						
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY												
																									VALUATION BY											
																										STANDARD										
																										Tax Group: 6										
																										Tax Dist:										
																										BUILDING MARKET VALUE										
																										97,684										
																										TOTAL MARKET OB/XF VALUE										
																										79,894										
																										TOTAL LAND VALUE - MARKET										
																										515,067										
																										TOTAL MARKET VALUE										
																										273,749										
																										SOH/AGL Deduction										
																										61,246										
																										ASSESSED VALUE										
																										212,503										
																										TOTAL EXEMPTION VALUE										
																										0										
																										BASE TAXABLE VALUE										
																										212,503										
																										TOTAL JUST VALUE										
																										692,645										
																										NCON VALUE										
																										0										
																										INCOME VALUE										
																										PREVIOUS YEAR MKT VALUE										
																										170,226										