

JS JACKSON PROPERTIES LLC
UNIT 4550 BOX 3006
DPO, AP 96504-3006

2023

35-2N-28-0000-0001-0560

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION																				PAGE 1 of 1									
ELEMENT	CD	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL OB/XF	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
Exterior Wall	05	AVERAGE 100																											
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	04	COMP SHNGL 100																											
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	01	NONE 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame Stories	02	WOOD FRAME 100																											
Units	1.	1. 100																											
BUD8 Adjustme	04	DIST 01 100																											
Quality	03	Quality Level 03																											
DOR CODE	0200	MOBILE HOME																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	4005.00																												
TOTALS	1,056	1,056	100	1,056	22,692																								
EXTRA FEATURES										85041 PATRICIA CT, 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															
3	0504	FP-ELECTRI	0 0	0 0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3 62	1,240																
4	1243	WD DECK F	0 0	15 24	360.00	SF	8.00	8.00	100	1986	1986	3 20	576																
6	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3 100	6,000																
7	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3 100	6,000																
8	1242	WD DECK A	0 0	12 16	192.00	SF	10.00	10.00	100	2010	2010	3 50	960																
TOTAL OB/XF										14,776																			
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	0		OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	75,000.00	75,000.00	390,000												
REVIEW DATE 01/18/2023 BY DJA Total Acres: 5.20 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 08/02/2023 BY SYS																													