

PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 1633/883 BEING PARCEL A
& ESMT IN OR 951/708

JACKSON JEFFREY B
UNIT 4550 BOX 3006
DPO, AP 96504-3006

2023

35-2N-28-0000-0001-1020



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	26	AL SIDING 100								0820	02	1,248	107.8000	70.07	87,447	1980	1985	0	0	0	70.00	30.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 0% - 0										Heated Area: 1248										HX Base Yr																			
Roof Cover	12	MODULAR MT 100								24 52 24 52 BAS 2009																																							
Interior Wall	04	PLYWOOD 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	08	SHT VINYL 30																																															
Air Condition	02	WINDOW 100																																															
Heating Type	03	FORCED AIR 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	0	0 100																																															
Units		0 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200 MOBILE HOME																																															
MAP NUM										MKT AREA		04																																					
NEIGHBORHOOD/LOC		4005.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,248	100	1,248	26,234																																													
TOTALS		1,248	1,248	26,234																																													
EXTRA FEATURES										85042 PATRICIA CT, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/30/2023 MLU									
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																																
2	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	2001	2001	3	20	144																																	
3	0753	UEP	0	0	8	6	48.00	SF	22.00	22.00	100	2004	2004	3	40	422																																	
4	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	2011	2011	3	68	680																																	
LAND DESCRIPTION																						TOTAL OB/XF 1,246																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000115	C	SFR ACRES	0	0007		0.00	0.00	2.22	AC		1.00	1.00	0.90	75,000.00	67,500.00	149,850																																
REVIEW DATE 06/14/2021 BY KWA Total Acres: 2.22 Total Land Value: 149,850 Market: 0 Agricultural: 0 Common: 149,850 PRINTED 08/02/2023 BY SYS																																																	

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