

IN OR 1770/1907
EX R/W OR 978/297 &
EX R/W OR 1015/1600

JENKINS JOHN A JR
95098 FRANK WARD RD
FERNANDINA BEACH, FL 32034

2023

43-2N-28-0000-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	15	CONC BLOCK 100	0100	01	2,230	99.0000	89.35	199,250	1976	1976	0	0	0	23.00	77.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016													Heated Area: 1786												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	08	SHT VINYL 30																										
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	04	DIST 01 100																										
Occupancy	00	NONE 100																										
Quality			03	Quality Level 03																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA 04																								
NEIGHBORHOOD/LOC			4005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,356	100	1,356	93,292																								
BAS	90	100	90	6,192																								
BAS	340	100	340	23,392																								
FOP	70	30	21	1,445																								
UDG	308	55	169	11,627																								
UGR	550	45	248	17,062																								
UOP	30	20	6	413																								
TOTALS			2,744	2,230	153,422																							
EXTRA FEATURES			95098 FRANK WARD 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	0200	BARN WD 0-	0	100	0	0	864.00	SF	20.00	20.00	100	1980	1980	3	20	3,456												
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960												
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800												
4	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00	40.00	100	2001	2001	3	82	23,616												
5	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	2001	2001	3	82	1,151												
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	000115	C	SFR ACRES	100			0.00	0.00	6.08	AC		1.00	1.00	0.80	75,000.00	60,000.00	364,800											
REVIEW DATE 01/28/2018 BY KW Total Acres: 6.08 Total Land Value: 364,800 Market: 0 Agricultural: 0 Common: 364,800 PRINTED 08/02/2023 BY SYS																												