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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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

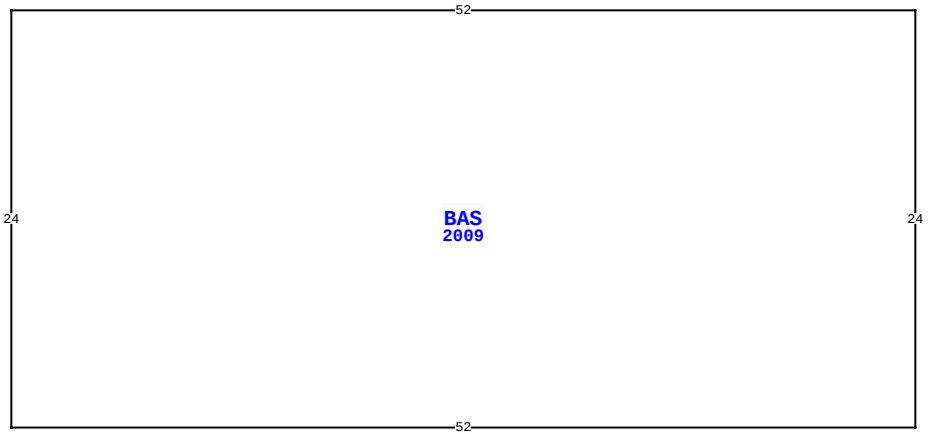
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	28,252
TOTALS	1,248		1,248	28,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	107.8000	75.46	94,174	1980	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



85042 PATRICIA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,235
TOTAL MARKET OB/XF VALUE	1,164
TOTAL LAND VALUE - MARKET	149,850
TOTAL MARKET VALUE	203,249
SOH/AGL Deduction	63,001
ASSESSED VALUE	140,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,248
TOTAL JUST VALUE	203,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH4758	CO ISSUED	0	03/20/2006
MH4758	MH MOVE-ON	0	03/20/2006
P10875	OTHER	0	03/01/2006
MH03358	MH MOVE-ON	0	12/01/2000
MH03313	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/0883	7/31/2009	WD	Q	I	01	180,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: JACKSON JEFFREY B						
1335/1848	7/25/2005	WD	U	I	11	116,600
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S24 E52 N24$.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	2001	2001	3	20	144	
2	0753	UEP	0	0	8	6	48.00	SF	22.00	22.00	100	2004	2004	3	36	380	
3	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	2011	2011	3	64	640	

LAND DESCRIPTION

TOTAL OB/XF 1,164

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	OR	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 08/06/2024 BY SYS

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DPO, AP 96504-3006

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

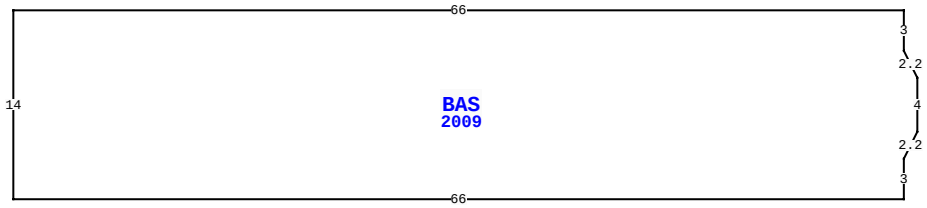
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	930	100	930	23,983
TOTALS	930		930	23,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	930	122.8000	85.96	79,943	1985	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 930 HX Base Yr



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ASSESSED VALUE	140,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,248
TOTAL JUST VALUE	203,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1633/0883	7/31/2009	WD	Q	I	01	180,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: JACKSON JEFFREY B						
1335/1848	7/25/2005	WD	U	I	11	116,600
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S14 E66 N3 U2 R1 N4 U2 L1 N3$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/14/2021 BY KWA Total Acres: 2.22 Total Land Value: 149,850 Market: 0 Agricultural: 0 Common: 149,850 PRINTED 08/06/2024 BY SYS