PT GOVT LOT 3 OF SEC 35-2N-28E
IN OR 1633/883 BEING PARCEL C

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

2024

35-2N-28-0000-0001-1030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85086 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	0
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	85,500
TOTAL MARKET VALUE	92,700
SOH/AGL Deduction	26,755
ASSESSED VALUE	65,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,945
TOTAL JUST VALUE	92,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1335/1853	7/25/2005	WD	U	I	11	42,400
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: CHAE PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	20	2000	2000	3	20	1,200	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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		OR	0.00	0.00	1.20	AC		1.00	1.00	0.95	75,000.00	71,250.00	85,500							

REVIEW DATE 06/14/2021 BY KWA Total Acres: 1.20 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 08/06/2024 BY SYS