

SE1/4 OF SE1/4 & S1/2 OF NE1/4
OF SE1/4 & THAT PT OF W1/2 OF
SE1/4 E OF 301 N OF SR 119 &

JENKINS MARK A TRUST/JENKINS MARK A TRUSTEE
11500 NORMANDY BLVD
JACKSONVILLE, FL 32221

2025

30-1S-24-0000-0002-0000



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 2 6														
Exterior Wall	06	BD/BATTEN 100	0100	01	1,401	109.2000	109.20	152,989	1983	1983	0	0	30.75	69.25	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0												Heated Area: 1316														
Roof Cover	12	MODULAR MT 100	HX Base Yr																										
Interior Wall	04	PLYWOOD 100																											
Interior Floo	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	2	2 100																											
Bathrooms	2	2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	0 100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			5000IMPROVED AG																										
MAP NUM			MKT AREA										09																
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,316	100	1993	1,316	99,517																								
UOP	210	20	1993	42	3,176																								
UST	96	45	1993	43	3,252																								
TOTALS	1,622			1,401	105,945																								
EXTRA FEATURES						7411 JENKINS LN, BRYCEVILLE																							
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803													
2	0350	CARPORT WD	0	0	20	35	700.00	SF	13.00	13.00	100	1990	1990	3	20	1,820													
3	0200	BARN WD 0-	0	0	12	70	840.00	SF	20.00	20.00	100	1983	1983	3	20	3,360													
4	0681	POLE SHED	0	0	6	70	420.00	SF	15.00	15.00	100	1983	1983	3	20	1,260													
5	0940	SHEDS/PORT	0	0	6	8	48.00	SF	21.30	21.30	100	1983	1983	3	20	204													
6	0510	GARAGE WD-	0	0	13	20	260.00	SF	35.00	35.00	100	1983	1983	3	20	1,820													
7	0681	POLE SHED	0	0	91	34	3,094.00	SF	15.00	15.00	100	1982	1982	3	20	9,282													
8	0812	CONCRETE C	0	0	0	0	1,360.00	SF	4.00	4.00	100	1982	1982	3	35	1,904													
9	0680	POLE SHED	0	0	45	18	810.00	SF	10.00	10.00	100	1982	1982	3	20	1,620													
10	0300	BOAT DCK W	0	0	37	12	444.00	SF	40.00	40.00	100	1990	1990	3	20	3,552													
LAND DESCRIPTION						TOTAL OB/XF 26,625																							
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	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	24.50	AC		1.00	1.00	1.00	370.00	370.00	9,065												
3	009530	C	POND	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,000												
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	64.33	AC		1.00	1.00	1.00	225.00	225.00	14,474												
5	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	9.17	AC		1.00	1.00	1.00	100.00	100.00	917												
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	88.83	AC		1.00	1.00	1.00	5,500.00	5,500.00	488,565												
REVIEW DATE		01/14/2021		BY		WWA		Total Acres: 104.00		Total Land Value: 104,456		Market: 488,565		Agricultural: 23,539		Common: 80,917		PRINTED 07/30/2025 BY SYS											

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