PT D FERNANDEZ GRANT
SEC 43-2N-28E IN OR 2418/255

REINHARDT PROPERTIES LLC
2854 PARK SQAURE PL E
FERNANDINA BEACH, FL 32034

2025

43-2N-28-0000-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

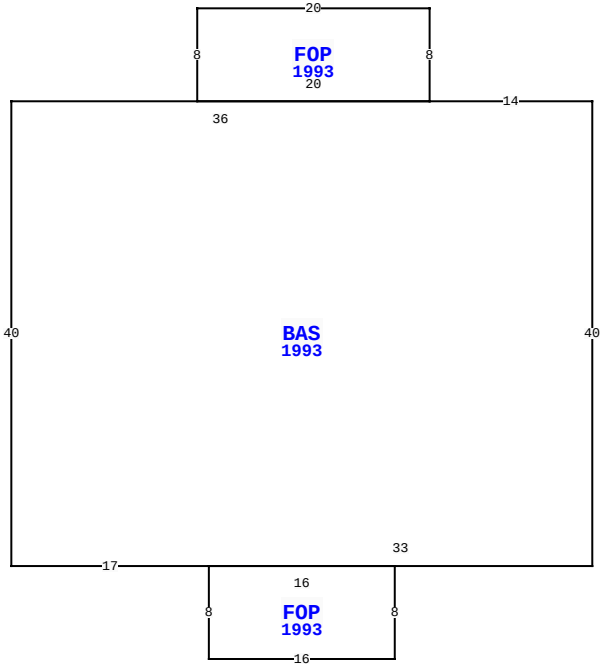
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	163,660
FOP	128	30	1993	38	3,110
FOP	160	30	1993	48	3,928
TOTALS	2,288			2,086	170,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	98.0000	98.00	204,428	1991	1991	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 2000 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95022 FRANK WARD RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	170,697
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	350,697
SOH/AGL Deduction	166,510
ASSESSED VALUE	184,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,187
TOTAL JUST VALUE	350,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3320	NEW CONSTR	29,900	04/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0255	12/17/2020	WD	Q	I	02	145,000
GRANTOR: SANFORD BILLIE T F/K/						
GRANTEE: REINHARDT PROPERTIE						
2209/0944	7/09/2018	QC	U	I	11	100
GRANTOR: THRIFT BARBARA A						
GRANTEE: THRIFT BILLIE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N8 W20 S8 E20$ W36 S40 E17
FOP=[YR=1993] S8 E16 N8 W16$E33 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.90	100,000.00	90,000.00	180,000							

REVIEW DATE 03/04/2024 BY NWA Total Acres: 2.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS