

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

2026

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

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	VALUATION SUMMARY																						
Exterior Wall		26	AL SIDING 100							0820	02	1,248	107.8000	91.63	114,354	1980	1985	0	0	0	70.00	30.00	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100							1 M/H 93- 0% - 0													Heated Area: 1248					HX Base Yr					Tax Group: 4					Tax Dist:						
Roof Cover		12	MODULAR MT 100							BAS 2009													BUILDING MARKET VALUE					63,428																
Interior Wall		04	PLYWOOD 100																				TOTAL MARKET OB/XF VALUE					1,021																
Interior Floo		14	CARPET 70																				TOTAL LAND VALUE - MARKET					199,800																
Interior Floo		08	SHT VINYL 30																				TOTAL MARKET VALUE					264,249																
Air Condition		02	WINDOW 100																				SOH/AGL Deduction					94,549																
Heating Type		03	FORCED AIR 100																				ASSESSED VALUE					169,700																
Bedrooms			3 100																				TOTAL EXEMPTION VALUE					0																
Bathrooms			2 100																				BASE TAXABLE VALUE					169,700																
Frame		02	WOOD FRAME 100																				TOTAL JUST VALUE					264,249																
Stories Units		0	0 100																				NCON VALUE					0																
			0 100							INCOME VALUE																																		
										PREVIOUS YEAR MKT VALUE					260,579																													
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,248	100	2009	1,248	34,306																																							
TOTALS		1,248			1,248	34,306		85042 PATRICIA CT, FERNANDINA BEACH										BLD DATE						LGL DATE		05/09/2025				MLU														
EXTRA FEATURES												XF DATE						LAND DATE						AG DATE																				
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	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	30	317																								
3	0751	UOP		0	0	10	10	100.00		SF	10.00		10.00		100	2011	2011	3	56	560																								
LAND DESCRIPTION																									TOTAL OB/XF										1,021									
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																	
1	000100	C	RES		0	0007	OR	0.00	0.00	2.22	AC		1.00	1.00	0.90	100,000.00	90,000.00	199,800																										
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 2.22		Total Land Value: 199,800				Market: 0				Agricultural: 0				Common: 199,800				PRINTED 07/09/2026 BY SYS																				

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