PT D FERNANDEZ GRANT
SEC 43-2N-28E IN OR 317/103
& L/E OR 332/543 (EX PAR'S 1-8

JENKINS JOHN ANDREW
95098 FRANK WARD ROAD
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

FRANK WARD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20
TOTAL MARKET VALUE	20
SOH/AGL Deduction	0
ASSESSED VALUE	20
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20
TOTAL JUST VALUE	20
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0332/0543	3/01/1981	WD	U	V		1,000

GRANTOR:
GRANTEE:

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

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	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	100.00	100.00	20							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.20 Total Land Value: 20 Market: 0 Agricultural: 0 Common: 20 PRINTED 07/09/2026 BY SYS