IN OR 2297/1185

SURVIVING SPOUSE'S TRUST/WARD IRIS P TRUSTEE
PO BOX 97
FERNANDINA BEACH, FL 32035-0097

2026

43-2N-28-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

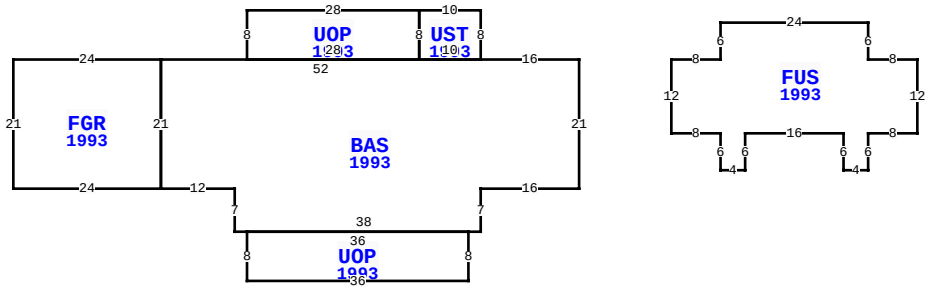
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	197,419
FGR	504	55	1993	277	32,017
FUS	672	100	1993	672	77,673
UOP	224	20	1993	45	5,202
UOP	288	20	1993	58	6,704
UST	80	45	1993	36	4,161
TOTALS	3,476			2,796	323,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	133.0320	139.68	390,545	1984	1984	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 0 Heated Area: 2380 HX Base Yr 1985



95008 FRANK WARD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1985	1985	3	20	720	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1985	1985	3	20	360	
4	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1985	1985	3	20	360	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	323,176
TOTAL MARKET OB/XF VALUE	3,243
TOTAL LAND VALUE - MARKET	257,000
TOTAL MARKET VALUE	583,419
SOH/AGL Deduction	420,905
ASSESSED VALUE	162,514
TOTAL EXEMPTION VALUE	HX HB VX WX SX 111,411
BASE TAXABLE VALUE	51,103
TOTAL JUST VALUE	583,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1185	8/07/2019	WD	U	I	11	100
GRANTOR: WARD IRIS P						
GRANTEE: SURVIVING SPOUSE'S						
1172/0336	9/17/2003	TD	Q	I	01	31,500
GRANTOR: WARD ANDREW J & IRIS						
GRANTEE: WARD ANDREW J & IRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UST=[YR=1993] N8 W10 UOP=[YR=1993] W28 S8 E28 N8$ S8 E10$ W52 FGR=[YR=1993] W24 S21 E24 N21$ S21 E12 S7 E2 UOP=[YR=1993] S8 E36 N8 W36$ E38 N7 E16 N21$ PTR= E15 FUS=[YR=1993] E8 N6 E24 S6 E8 S12 W8 S6 W4 N6 W16 S6 W4 N6 W8 N12$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,243

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	000132	C	RES RIVER	100		OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	100,000.00	100,000.00	257,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.57 Total Land Value: 257,000 Market: 0 Agricultural: 0 Common: 257,000 PRINTED 07/09/2026 BY SYS