IN OR 764 PG 1455
L/E PT OR 815/494
EX R/W OR 978/303

JENKINS JOHN A JR
95098 FRANK WARD RD
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

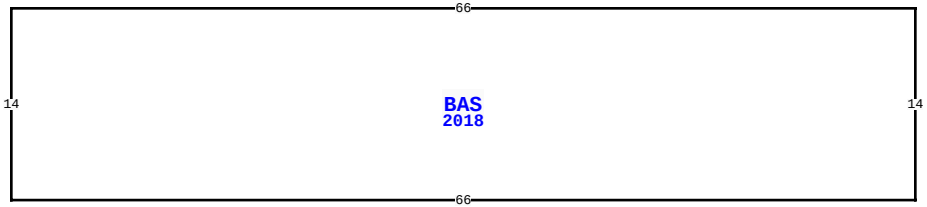
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2018	924	22,761
TOTALS	924			924	22,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.6000	82.11	75,870	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



95082 FRANK WARD RD, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/09/2025 MLU | 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	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	2005	2005	3	21	806	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,761
TOTAL MARKET OB/XF VALUE	806
TOTAL LAND VALUE - MARKET	129,000
TOTAL MARKET VALUE	152,567
SOH/AGL Deduction	75,432
ASSESSED VALUE	77,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,135
TOTAL JUST VALUE	152,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/0494	12/01/1997	QC	U	V	18	100
GRANTOR: JENKINS MARVIN P L/E						
GRANTEE: JENKINS MARVIN P L/						
0764/1455	7/09/1996	WD	Q	V	01	100
GRANTOR: JENKINS JOHN ANDREW &						
GRANTEE: JENKINS JOHN A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 806

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	1.29	AC		1.00	1.00	1.00	100,000.00	100,000.00	129,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.29 Total Land Value: 129,000 Market: 0 Agricultural: 0 Common: 129,000 PRINTED 07/09/2026 BY SYS