

MCCOOK KENNETH C & DEBORAH A
2154 JEKYL COURT
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 70

Exterior Wall12CEDAR 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00 NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS32410032441,079

BAS1,0921001,092138,451

FOP7030212,663

USP19230587,354

TOTALS1,6781,495189,547

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0900011,495128.7954

EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

152.94228,6451985198500017.1082.90

1 SNGL FAM - 100% - 0Heated Area: 1416HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

ORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10019851985349.51,344

10019851985349.558

10019851985320540

EXTRA FEATURES

2154 JEKYLL CT, FERNANDINA BEACH

LD NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOT ADJUNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10811CONCRETE B0100589522.00SF5.205.2010019851985349.51,344

20810CONCRETE A01006318.00SF6.506.5010019851985349.558

30940SHEDS/PORT010091090.00SF30.0030.0010019851985320540

LAND DESCRIPTION

TOTAL OB/XF1,942

LD NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOZONEFRONTDEPTHTOT LND UTSD TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOT ADJUNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFRSFR100RS-2100.00109.001.00LT1.001.001.00110,000.00110,000.00110,000

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE189,547

TOTAL MARKET OB/XF VALUE1,942

TOTAL LAND VALUE - MARKET110,000

TOTAL MARKET VALUE301,489

SOH/AGL Deduction211,960

ASSESSED VALUE89,529

TOTAL EXEMPTION VALUEHX HB DX55,000

BASE TAXABLE VALUE34,529

TOTAL JUST VALUE301,489

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE313,089

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUECDRSN CDPRICE

0462/02107/01/1985WDQI3050,900

GRANTOR:

GRANTEE:

0462/02097/01/1985MSUV30,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=1993] N12 W16 S12 E16 \$ W28
BAS=[YR=1993] W12 S26 E1 D2 R2 E4 U2 R2 E3 N26 \$ S26 E4
FOP=[YR=1993] S5 E14 N5 W14 \$ E38 N26 \$.

REVIEW DATE01/18/2018BYDJXTotal Acres: 0.00Total Land Value: 110,000Market: 0Agricultural: 0Common: 110,000PRINTED 08/02/2023 BY SYS