LOT 70
IN OR 1554/527
MIRAMAR BEACH PB 2/61

COOK ROY & KARMA LYNN
2808 CLEVELAND AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

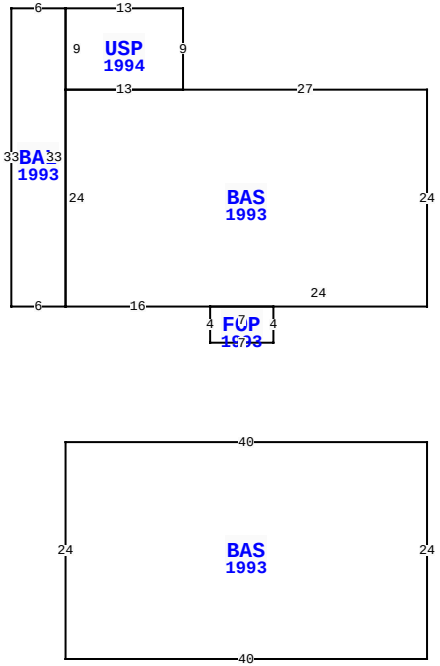
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	198	15	30	2,883
BAS	960	100	960	92,251
BAS	960	100	960	92,251
FOP	28	30	8	769
USP	117	30	35	3,363
TOTALS	2,263		1,993	191,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	111.2300	132.09	263,255	1969	1985	0	0	0	27.25	72.75

1 SNGL FAM – 100% - 0 Heated Area: 1920 HX Base Yr



2808 CLEVELAND AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,689
TOTAL MARKET OB/XF VALUE		1,451
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		583,640
SOH/AGL Deduction		430,647
ASSESSED VALUE		152,993
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		97,993
TOTAL JUST VALUE		583,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032412	REROOF	2,000	01/28/2003
19984969	REPAIRS/REROOF	1,250	02/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/0527	3/05/2008	WD	U	I	01	100
GRANTOR: COOK ROY LEWIS & LEND						
GRANTEE: COOK ROY ETAL						
0873/0626	3/08/1999	WD	U	I	06	100
GRANTOR: COOK ROY LEWIS & LEND						
GRANTEE: COOK ROY LEWIS & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40S24E40N24$ PTR=N15 BAS=[YR=1993] N24 W27
USP=[YR=1994] N9W13 BAL=[YR=1993] W6S33E6 N33$ S9E13$
W13S24E16 FOP=[YR=1993] S4E7N4W7$ E24$ S15$.

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	0810	CONCRETE A	0	100	0	0	638.00	SF	6.50	6.50	100	1980	1980	3	35	1,451	

LAND DESCRIPTION

TOTAL OB/XF 1,451

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	SFR	100	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500							

REVIEW DATE 09/27/2018 BY DJX Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

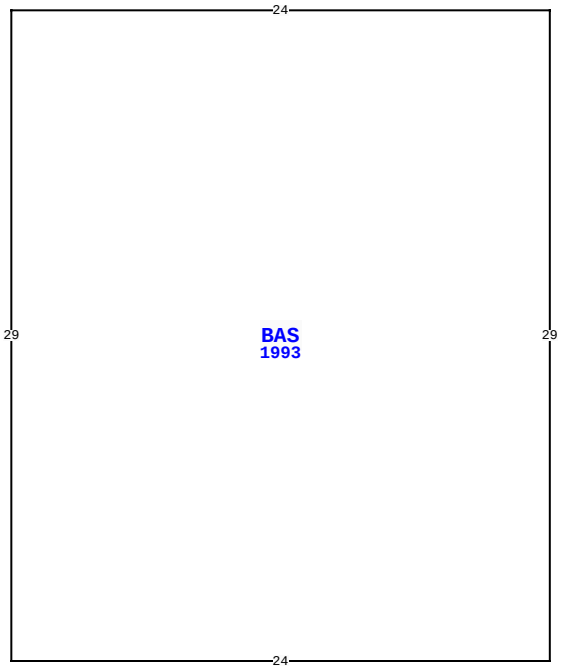
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	696	8,171
TOTALS	696		696	8,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	696	67.1000	23.48	16,342	1980	1980	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 696 HX Base Yr



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GRANTOR: COOK ROY LEWIS & LEND						
GRANTEE: COOK ROY LEWIS & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S29 E24 N29$.

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

REVIEW DATE 09/27/2018 BY DJX Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS