BLOCK 134 LOT 8
PT OR 2025/1952
CITY OF FDNA BEACH

COOK AMELIA HERITAGE LLC
13622 GUILD HALL CIR
ORLANDO, FL 32828

2023

00-00-31-1800-0134-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

814 DATE ST, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	320,000
TOTAL MARKET VALUE	320,000
SOH/AGL Deduction	250,588
ASSESSED VALUE	69,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,412
TOTAL JUST VALUE	320,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2025/1952	1/22/2016	QC	U	V	11	100
GRANTOR: COOK RYCHARD S II						
GRANTEE: COOK AMELIA HERITAG						
1941/1133	8/04/2013	QC	U	V	11	100
GRANTOR: DOVE JOSHUA KENNETH I						
GRANTEE: COOK RYCHARD S II						

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	001000	C	COMMERCIAL	0		MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	0.80	40.00	32.00	320,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/02/2023 BY SYS