

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

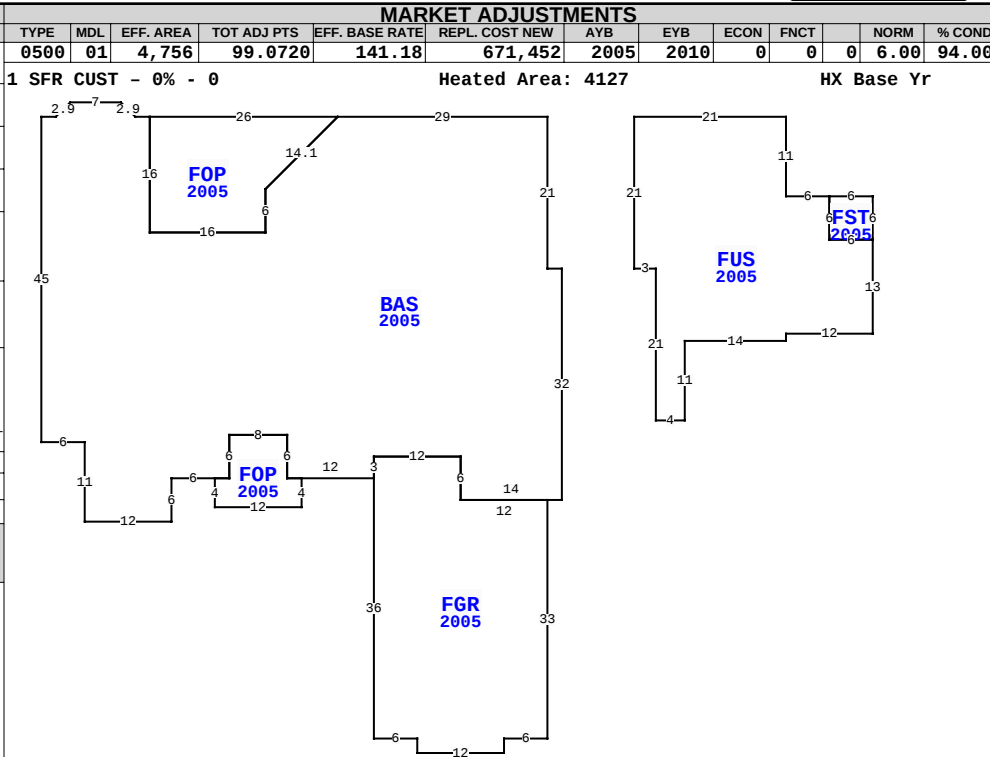
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,270	100	3,270	433,959
FGR	888	55	488	64,762
FOP	96	30	29	3,848
FOP	306	30	92	12,210
FST	36	55	20	2,655
FUS	857	100	857	113,732

TOTALS	5,453		4,756	631,165
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0	0	0	0	1,850.00	SF	8.13	8.13
3	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50
4	0861	POOL GUNIT	0	0	0	0	410.00	SF	85.00	85.00
5	0845	KOOL DECK	0	0	0	0	680.00	SF	14.50	14.50
6	0877	JACUZZI	0	0	0	0	1.00	UT	2,000.00	2,000.00
7	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	20,000.00	20,000.00
10	0855	CONC PAVER	0	0	14	3	52.00	SF	10.00	10.00
11	0855	CONC PAVER	0	0	0	0	389.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF										
58,565										

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58,565										

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			631,165
TOTAL MARKET OB/XF VALUE			83,130
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			829,295
SOH/AGL Deduction			188,391
ASSESSED VALUE			640,904
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			640,904
TOTAL JUST VALUE			829,295
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			688,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326913	SUMKIT	24,518	02/01/2013
B1226661	ADDITION	37,626	12/01/2012
C14669	CO ISSUED	0	04/24/2009
M09654	H/AC	0	04/01/2005
R07535	REPAIR/RRF	5,100	04/01/2005
P09146	NEW CONSTR	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0302	5/20/2020	WD Q	I	01		633,000
GRANTOR: SMITH ANTHONY C & MAR						
GRANTEE: COOKSON IAN C & OLG						
1611/1876	3/23/2009	WD Q	I	01		540,000
GRANTOR: THE PARK AVENUE BANK						
GRANTEE: SMITH ANTHONY C & M						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2005] W29 FOP=[YR=2005] W26S16E16 N6 U10 R10 \$ D10 L10 S6W16N16W2 U2 L2 W7 D2 L2 W2 S4E6S11E12N6 E6 FOP=[YR=2005] S4E12N4W2N6W8S6W2\$ E2N6E8S6E12FGR=[YR=2005] S36E6S2E12 N2E6N33W12N6W12S3\$N3E12S6E14 N32W2N21\$ PTR=E12 FUS=[YR=2005] E21 S11E6FST=[YR=2005] E6S6W6N6\$S6E6S13 W12S1W14S11W4N21W3N21\$ W12\$.										

COOKSON IAN C & OLGA S
95185 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0111-0000

[illegible]