

BLOCK 1 LOT 17
IN OR 1969/435
BIG OAK PB 5/357 &

STRICKLAND ALVIN J & PEGGY D
95148 COOK RD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0001-0170



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4									
																	VALUATION SUMMARY									
VALUATION BY																	STANDARD									
Tax Group: 4																	Tax Dist:									
BUILDING MARKET VALUE																	0									
TOTAL MARKET OB/XF VALUE																	0									
TOTAL LAND VALUE - MARKET																	159,375									
TOTAL MARKET VALUE																	159,375									
SOH/AGL Deduction																	56,525									
ASSESSED VALUE																	102,850									
TOTAL EXEMPTION VALUE																	0									
BASE TAXABLE VALUE																	102,850									
TOTAL JUST VALUE																	159,375									
NCON VALUE																	0									
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE																	106,250									
DOR CODE																	0000 VACANT									
MAP NUM																	MKT AREA 04									
NEIGHBORHOOD/LOC																	4007.00									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES																	1548 BIG OAK PL, FERNANDINA BEACH									
L N	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	BLD DATE XF DATE INC DATE									
																	LGL DATE LAND DATE AG DATE									
																	05/30/2023 MLU									
LAND DESCRIPTION																	TOTAL OB/XF 0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000000	C	VAC RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
2	000000	C	VAC RES	0		RS-1	0.00	0.00	2.50	AC		1.00	1.00	0.45	75,000.00	33,750.00	84,375									
REVIEW DATE 05/30/2023 BY MLU Total Acres: 2.50 Total Land Value: 159,375 Market: 0 Agricultural: 0 Common: 159,375 PRINTED 08/02/2023 BY SYS																										