

IN OR 1716/1257
EX KASIE HILL SUB PB 6/102
ESMT OR 1004/478

SHAW JACK L JR & TIFFANY T
95224 COOK ROAD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2,072	223,942
FOP	75	30	22	2,378
FOP	80	30	24	2,594
FOP	90	30	27	2,918
FOP	114	30	34	3,675
FUS	1,626	100	1,626	175,738
PTO	360	5	18	1,945

TOTALS	4,417		3,823	413,190
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EXTRA FEATURES				
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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
1	0812	CONCRETE C	0	100	0	0	8,378.00	SF	4.00	4.00	100	2002	2002	3	83	27,815	
2	1128	BRICK 12"	0	100	12	4	48.00	SF	14.00	14.00	100	2002	2002	3	95	638	
3	0510	GARAGE WD-	0	100	27	22	594.00	SF	70.00	70.00	100	2002	2002	3	32	13,306	
4	0754	FOP	0	100	4	22	88.00	SF	15.00	15.00	100	2002	2002	3	21	277	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
6	0920	CWALL-WD/M	0	100	0	0	74.00	LF	390.00	390.00	100	2002	2002	3	21	6,061	

LAND DESCRIPTION																	
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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
1	000130	C	SFR WATER	100	0005	RS-1	96.00	772.00	96.37	FF		1.00	1.00	0.90	3,500.00	3,150.00	303,566

REVIEW DATE	01/27/2020	BY	KW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,823	104.6115	124.23	474,931	2002	2002	0	0	0	13.00	87.00	
1 SNGL FAM - 100% - 2004 Heated Area: 3698 HX Base Yr 2004													

95224 COOK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
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	XF DATE	LAND DATE		
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	INC DATE	AG DATE		
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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
1	0812	CONCRETE C	0	100	0	0	8,378.00	SF	4.00	4.00	100	2002	2002	3	83	27,815	
2	1128	BRICK 12"	0	100	12	4	48.00	SF	14.00	14.00	100	2002	2002	3	95	638	
3	0510	GARAGE WD-	0	100	27	22	594.00	SF	70.00	70.00	100	2002	2002	3	32	13,306	
4	0754	FOP	0	100	4	22	88.00	SF	15.00	15.00	100	2002	2002	3	21	277	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
6	0920	CWALL-WD/M	0	100	0	0	74.00	LF	390.00	390.00	100	2002	2002	3	21	6,061	

TOTAL OB/XF																	
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51,142																	
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NASSAU COUNTY PROPERTY													
PAGE 1 of 1													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,190
TOTAL MARKET OB/XF VALUE		51,142
TOTAL LAND VALUE - MARKET		303,566
TOTAL MARKET VALUE		767,898
SOH/AGL Deduction		299,079
ASSESSED VALUE		468,819
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		418,819
TOTAL JUST VALUE		767,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618478	XFOB	12,600	10/31/2006
B0108965	NEW CONSTR	200,000	11/01/2001
984722	NEW CONSTR	90,260	05/01/1998

SALES DATA							
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1716/1257	12/29/2010	WD	U	I	30	100

GRANTOR: SHAW JACK L JR & TIFF						
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GRANTEE: SHAW JACK L JR & TI						
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0967/1208	1/22/2001	WD	Q	V		177,500
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GRANTOR: KUITENS FRANK D ETAL						
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GRANTEE: SHAW JACK L JR						
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BUILDING NOTES						
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BUILDING DIMENSIONS						
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BAS=[YR=2002] W3 PTO=[YR=2002] N8 W45 S8 E13 FOP=[YR=2002] S6 E19 N6 W19 \$ E32\$ W13 S6 W19 N6 W16 S46 E16 FOP=[YR=2002] E15 N4 W1 N2 W10 S2 W4 S4 \$ N4 E4 N2 E10 S2 E21 N42 \$ PTR=E15 FOP=[YR=2002] E15 S5 FUS=[YR=2002] E20 FOP=[YR=2002] N6 E15 S6 W15 \$ E15 S35 W20 N16W6 S9 W4 S7 W20 N35 E15 \$ W15 N5 \$ W15 \$.