



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 2										
Exterior Wall	10	ABOVE AVG 100	0900	01	3,118	101.1080	120.07	374,378	1986	2002	0	0	0	9.50	90.50	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2526									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	4005.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,905	100	1,905	207,003																					
BAS	621	100	621	67,480																					
FOP	15	30	4	434																					
FSP	720	40	288	31,295																					
UUS	600	50	300	32,599																					
TOTALS	3,861		3,118	338,812																					
EXTRA FEATURES					95210 COOK RD, 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									
1	0810	CONCRETE A	0 100	21	19	399.00	SF	6.50	6.50	100	1986	1986	3	52	1,349										
2	0510	GARAGE WD-	0 100	22	12	264.00	SF	35.00	35.00	100	1986	1986	3	20	1,848										
3	0300	BOAT DCK W	0 100	0	0	1,016.00	SF	40.00	40.00	100	2002	2002	3	32	13,005										
6	1124	CB/STC 4"	0 100	28	4	112.00	SF	6.50	6.50	100	1990	1990	3	62	451										
7	0812	CONCRETE C	0 100	0	0	2,370.00	SF	4.00	4.00	100	2009	2009	3	91	8,627										
8	0351	CARPORT MT	0 100	40	24	960.00	SF	10.00	10.00	100	2015	2015	3	74	7,104										
9	0855	CONC PAVER	0 100	0	0	534.00	SF	10.00	10.00	100	2019	2019	3	99	5,287										
10	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500										
11	0855	CONC PAVER	0 100	31	12	372.00	SF	10.00	10.00	100	2019	2019	3	99	3,683										
12	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2019	2019	3	90	1,350										
LAND DESCRIPTION					TOTAL OB/XF 47,204																				
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	000130	C	SFR WATER	100	0005	RS-1	116.00	685.00	125.00	FF		1.00	1.00	0.90	3,500.00	3,150.00	393,750								
REVIEW DATE 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 393,750 Market: 0 Agricultural: 0 Common: 393,750 PRINTED 08/02/2023 BY SYS																									

