PT OF SUBLOT A
IN OR 562/804 & OR 1824/1158
D A COOK REPLAT OR 23/58

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

2023

45-2N-28-5220-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

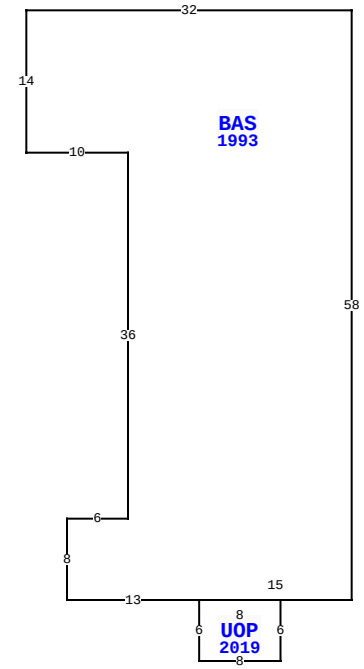
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	64,494
UOP	48	20	10	441
TOTALS	1,512		1,474	64,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,474	86.3940	77.97	114,928	1920	1950	0	0	0	43.50	56.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1464 HX Base Yr 1998



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/30/2023 MLU
AG DATE	

95148 COOK RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,934
TOTAL MARKET OB/XF VALUE		2,059
TOTAL LAND VALUE - MARKET		731,500
TOTAL MARKET VALUE		798,493
SOH/AGL Deduction		568,249
ASSESSED VALUE		230,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,244
TOTAL JUST VALUE		798,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1824/1158	11/14/2012	WD	U	V	30	60,000
GRANTOR: TURNER CAMELIA C						
GRANTEE: STRICKLAND ALVIN J						
0562/0804	2/06/1989	PR	U	I	01	60,000
GRANTOR: HART GORDON ADMIN						
GRANTEE: STRICKLAND A J & PD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S14 E10 S36 W6 S8 E13 UOP=[YR=2019] S6 E8 N6 W8$ E15 N58$.

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
1	0300	BOAT DCK W	0	100	0	0	546.00	SF	0.40	0.40	100	1996	1996	3	25	55	
2	0317	DCK PLNG W	0	100	0	0	2.00	UT	10.00	10.00	100	1999	1999	3	20	4	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2001	2001	3	20	800	
4	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00	10.00	100	2001	2001	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,059

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	000130	C	SFR WATER	100	0005	RS-1	200.00	300.00	380.00	FF		1.00	1.00	0.55	3,500.00	1,925.00	731,500							

REVIEW DATE 01/28/2020 BY KW Total Acres: 0.00 Total Land Value: 731,500 Market: 0 Agricultural: 0 Common: 731,500 PRINTED 08/02/2023 BY SYS