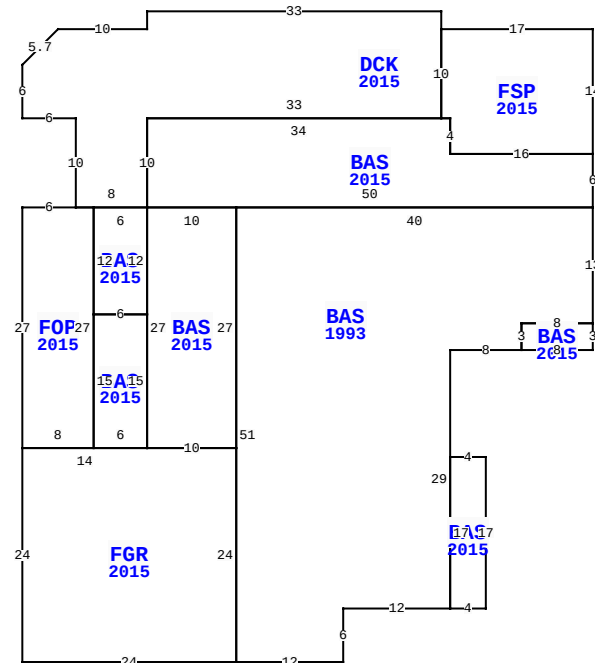


MYERS JOHN E & ANN R
95158 COOK RD
FERNANDINA BEACH, FL 32034

45-2N-28-5220-000B-0000

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	FNCI		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100							0900	01	2,881	111.8600	132.83	382,683	1956	2010	0	0	0	5.50	94.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100							1 SNGL FAM - 100% - 2016										Heated Area: 2344										Tax Group: 4		Tax Dist:							
Roof Cover		13	STAND SEAM 100																	BUILDING MARKET VALUE										400,286									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										83,114									
Interior Floo		09	PINE WOOD 50																	TOTAL LAND VALUE - MARKET										833,000									
Interior Floo		12	HARDWOOD 50																	TOTAL MARKET VALUE										1,316,400									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										923,961									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										392,439									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2.5 100																	BASE TAXABLE VALUE										342,439									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										1,316,400									
Stories		1.	1. 100																	NCON VALUE										0									
Units		0	100							INCOME VALUE																													
BUD8 Adjustme		04	DIST 01 100							PREVIOUS YEAR MKT VALUE										1,076,259																			
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
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	1,384	100	1,384	173,726																																			
BAS	24	100	24	3,013																																			
BAS	68	100	68	8,535																																			
BAS	72	100	72	9,038																																			
BAS	90	100	90	11,297																																			
BAS	270	100	270	33,891																																			
BAS	436	100	436	54,729																																			
DCK	608	10	61	7,657																																			
FGR	576	55	317	39,791																																			
FOP	216	30	65	8,159																																			
TOTALS	3,978		2,881	361,635																																			
EXTRA FEATURES										95158 COOK RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/30/2023		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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																							
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940																							
3	0300	BOAT DCK W	0	100	390	6	2,340.00	SF	40.00	40.00	100	1994	1994	3	23	21,528																							
4	1242	WD DECK A	0	100	16	18	288.00	SF	10.00	10.00	100	1994	1994	3	20	576																							
5	0300	BOAT DCK W	0	100	12	12	144.00	SF	40.00	40.00	100	2008	2008	3	56	3,226																							
6	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2008	2008	3	56	2,330																							
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2008	2008	3	40	920																							
8	0855	CONC PAVER	0	100	0	0	3,483.00	SF	10.00	10.00	100	2015	2015	3	96	33,437																							
9	0940	SHEDS/PORT	0	100	16	8	128.00	SF	37.50	37.50	100	2015	2015	3	74	3,552																							
10	0462	ST/AL FNC	0	100	325	0	1,300.00	SF	10.00	10.00	100	2020	2020	3	95	12,350																							
11	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	93	3,255																							
LAND DESCRIPTION										TOTAL OB/XF										83,114																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	241.00	200.00	340.00	FF		1.00	1.00	0.70	3,500.00	2,450.00	833,000																						

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