SUB LOT D EX S-1
IN OR 2581/71
D A COOK REPLAT OR 23/58

LAMBERT GREGORY S & CAREY ELIZABETH
95103 ROYAL PALM COURT
FERNANDINA BEACH, FL 32034

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95177 COOK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	78,000
SOH/AGL Deduction	0
ASSESSED VALUE	78,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,000
TOTAL JUST VALUE	78,000
NCON VALUE	6,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009402	DEMOLITION	0	06/21/2022
E9703919	CHNGE SRVC	0	07/01/1997
9481452	CHNGE SRVC	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/0071	7/29/2022	WD	Q	I	02	154,000
GRANTOR: AIKEN & ASSOCIATES LL						
GRANTEE: LAMBERT GREGORY S &						
2526/0669	12/30/2021	WD	Q	I	01	125,000
GRANTOR: PARKER ANN E &						
GRANTEE: AIKEN & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1960	1960	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1960		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0	0005	RS-1	131.00	230.00	0.88	AC		1.00	1.00	1.00	75,000.00	75,000.00	66,000							

REVIEW DATE 09/08/2022 BY DJ Total Acres: 0.88 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS