

SUB LOT E R407601 & R407602
IN OR 1915/1343
D A COOK REPLAT OR 23/58

MAREADY EARLY R
95002 JASPER WAY
FERNANDINA BEACH, FL 32034

2023

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floop	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	30,420
UOP	128	25	32	624
UOP	160	25	40	780

TOTALS	1,848	1,632	31,824
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	6	9	54.00	SF	30.00
2	0810	CONCRETE A	0	0	5	24	120.00	SF	6.50
3	0810	CONCRETE A	0	0	20	24	480.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0005	RS-1	220.00	235.00	0.99

REVIEW DATE	04/24/2020	BY	KWA
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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	
0820	02	1,632	100.0000	65.00	106,080	1976	1976	0	0	70.00	30.00	
1 M/H 93- - 0% - 0												
Heated Area: 1560												
HX Base Yr												

95077 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
1	0940	SHEDS/PORT	0	0	6	9	54.00	SF	30.00	30.00	100	1980	1980	3	20	324	
2	0810	CONCRETE A	0	0	5	24	120.00	SF	6.50	6.50	100	1975	1975	3	27	211	
3	0810	CONCRETE A	0	0	20	24	480.00	SF	6.50	6.50	100	1990	1990	3	62	1,934	

TOTAL OB/XF													2,469	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
05	RS-1	220.00	235.00	0.99	AC		1.00	1.00	1.00	75,000.00	75,000.00			

Total Acres: 0.99	Total Land Value: 74,250	Market: 0	Agricultural: 0	Common: 74,250
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				31,824	
TOTAL MARKET OB/XF VALUE				2,469	
TOTAL LAND VALUE - MARKET				74,250	
TOTAL MARKET VALUE				108,543	
SOH/AGL Deduction				45,403	
ASSESSED VALUE				63,140	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				63,140	
TOTAL JUST VALUE				108,543	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				73,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1915/1343	5/05/2014	QC	U	I	11	100	
GRANTOR: LLOYD BETTY J							
GRANTEE: MAREADY EARLY R							
0941/0502	7/18/2000	WD	U	I	10	22,500	
GRANTOR: READDICK HARRY D & MA							
GRANTEE: LLOYD LAYTON D & BE							

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=1993] W16 S8 BAS=[YR=1993] W49 S24 E34									
UOP=[YR=1993] S8 E20 N8 W20 \$ E31 N24 W16 \$ E16 N8 \$.									