

SUB LOT F
IN OR 1816/658
D A COOK REPLAT OR 23/58

EVERSON MORIAH FOSTER
95049 COOK RD
FERNANDINA BEACH, FL 32034

2023

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

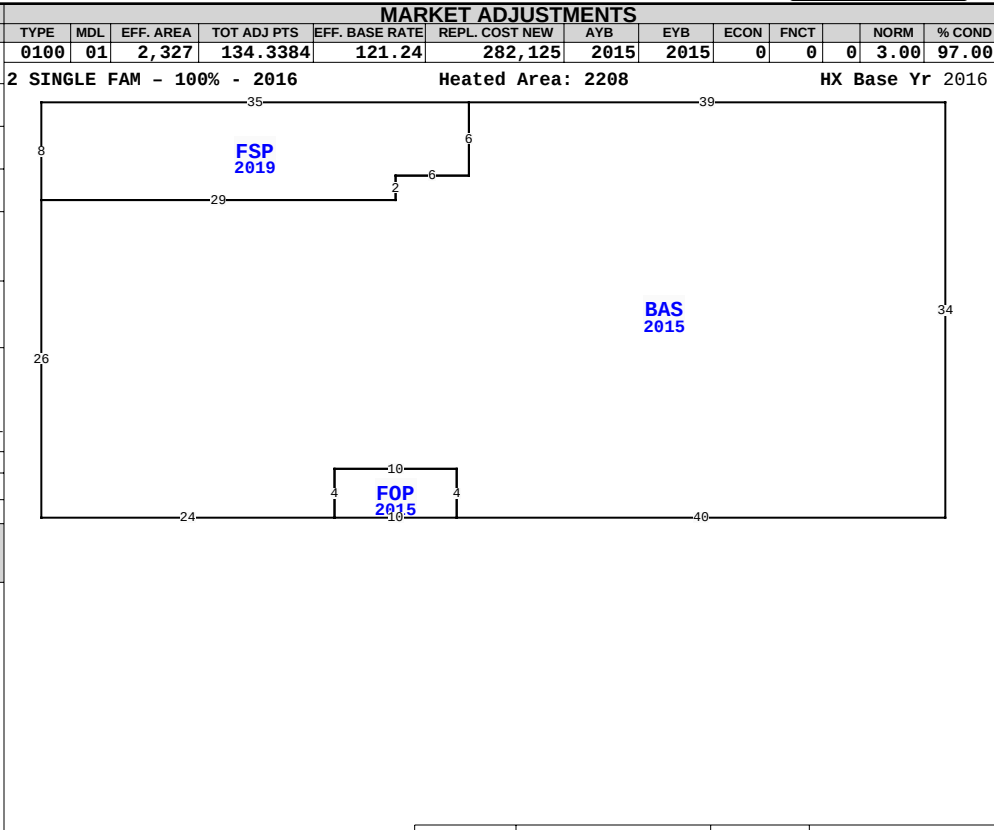
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	259,667
FOP	40	30	12	1,411
FSP	268	40	107	12,584

TOTALS	2,516		2,327	273,661
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0810	CONCRETE A	0 100	0	0	463.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0940	SHEDS/PORT	0 100	24	16	384.00	SF	20.10	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	183.00	235.00	0.98

REVIEW DATE 04/24/2020 BY KWA



95049 COOK RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
8,368									

Total Acres: 0.98 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					273,661				
TOTAL MARKET OB/XF VALUE					8,368				
TOTAL LAND VALUE - MARKET					73,500				
TOTAL MARKET VALUE					355,529				
SOH/AGL Deduction					159,195				
ASSESSED VALUE					196,334				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					146,334				
TOTAL JUST VALUE					355,529				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					280,445				

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1816/0658	8/31/2012	WD U	I	I	30	22,500			
GRANTOR: COOK EDWIN A SR									
GRANTEE: EVERSON MORIAH FOST									
1796/1478	3/28/2012	WD U	I	I	11	100			
GRANTOR: COOK JACK L SR									
GRANTEE: COOK EDWIN A SR									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015] W39 FSP=[YR=2019] W35 S8 E29 N2 E6 N6\$ S6 W6 S2 W29 S26 E24 FOP=[YR=2015] E10 N4 W10 S4\$ N4 E10 S4 E40 N34\$.									

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