

SUB LOT I EX S-1
ESMT IN OR 391 PG 723
D A COOK REPLAT OR 23/58

COOK EDWIN A SR
95068 COOK RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5220-000I-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	FNCT	NORM	% COND	PAGE 1 of 2 4														
Exterior Wall	19	COMMON BRK 100	0100	01	2,133	116.6200	105.25	224,498	1950	1975	0	0	0	33.50	66.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1982													Heated Area: 1828													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1982													
Interior Wall	05	DRYWALL 100																											
Interior Floo	08	SHT VINYL 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	03	FORCED AIR 100																											
Bedrooms		2 100																											
Bathrooms		1.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
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	1,600	100	1,600	111,986																									
BAS	228	100	228	15,958																									
FOP	250	30	75	5,250																									
FSP	168	40	67	4,690																									
STP	15	10	2	140																									
UGR	357	45	161	11,268																									
TOTALS			2,618	2,133	149,291																								
EXTRA FEATURES			95068 COOK RD, FERNANDINA BEACH																										
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	0300	BOAT DCK W	0	100	0	0	590.00	SF	40.00	40.00	100	1980	1980	3	20	4,720													
2	0311	WD GANG WY	0	100	23	0	23.00	SF	45.00	45.00	100	1980	1980	3	20	207													
3	0302	FLT DOCK C	0	100	26	7	182.00	SF	50.00	50.00	100	1995	1995	3	20	1,820													
4	0810	CONCRETE A	0	100	17	10	170.00	SF	6.50	6.50	100	1990	1990	3	62	685													
5	0350	CARPORT WD	0	100	13	30	390.00	SF	6.50	6.50	100	2001	2001	3	20	507													
6	0322	BOAT LFT L	0	100	0	0	3.00	UT	1,125.00	1,125.00	100	2001	2001	3	20	675													
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	400													
TOTAL OB/XF 9,014																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	160.00	230.00	160.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	560,000												
REVIEW DATE 04/17/2017 BY KW Total Acres: 0.00 Total Land Value: 560,000 Market: 0 Agricultural: 0 Common: 560,000 PRINTED 08/02/2023 BY SYS																													

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