

FOSTER STELLA KATHERINE COOK
95094 COOK ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-5220-000I-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 10003CENTRAL 10004AIR DUCTED 1002 1001 100WOOD FRAME 1001. 1. 1000 100NONE 100

QUALITY03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4005.00

TOTALS1,4041,260102,631

EXTRA FEATURES95094 COOK RD, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199919993842,940

20940SHEDS/PORT01001212144.00SF30.0030.0010019901990320864

30681POLE SHED01001010100.00SF15.0015.0010019901990320300

LAND DESCRIPTIONTOTAL OB/XF4,104

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000005RS-1145.00150.000.50AC1.001.001.5075,000.00112,500.0056,250

REVIEW DATE10/25/2018BYKBA

Total Acres: 0.50Total Land Value: 56,250Market: 0Agricultural: 0Common: 56,250PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,260107.120096.68121,8171984198800015.7584.25

SINGLE FAM - 100% - 1990Heated Area: 1224HX Base Yr 1990

UOP1993BAS1993BAS1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/30/2023MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N10 W18 S10 E18\$ W18 S30BAS=[YR=1993] S8 E18 N8 W18\$ E36N30\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE102,631TOTAL MARKET OB/XF VALUE4,104TOTAL LAND VALUE - MARKET56,250TOTAL MARKET VALUE162,985SOH/AGL Deduction83,282ASSESSED VALUE79,703TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE29,703TOTAL JUST VALUE162,985NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE125,026

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

0566/08793/31/1989WDUUUV01100

GRANTOR:COOK EDWIN A SRGRANTEE:FOSTER STELLA COOK