W 1/2 OF LOT J
S-2 OF J
IN OR 2492/496

AUSTIN ROXANNE C
95116 COOK RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5220-000J-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

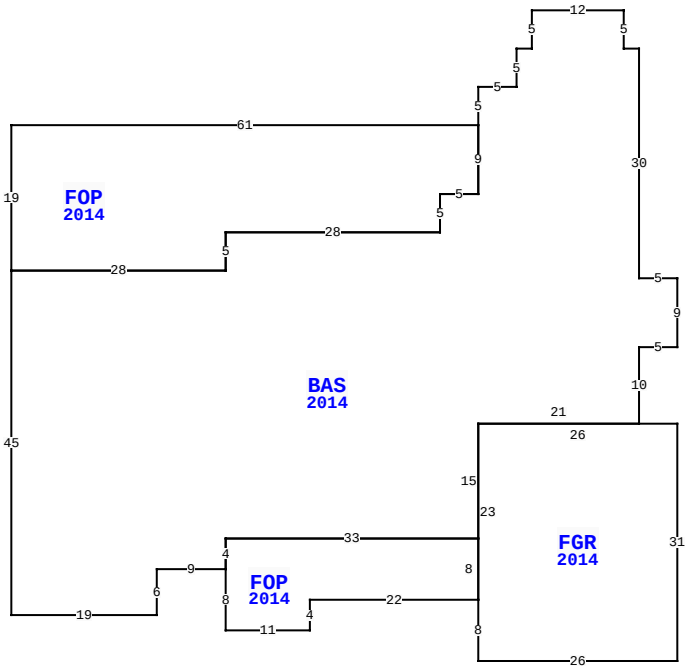
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,660	100	3,660	545,961
FGR	806	55	443	66,082
FOP	308	30	92	13,723
FOP	969	30	291	43,409
TOTALS	5,743		4,486	669,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,486	108.4776	154.58	693,446	2014	2014	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2022 Heated Area: 3660 HX Base Yr 2022



95116 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		689,282
TOTAL MARKET OB/XF VALUE		155,912
TOTAL LAND VALUE - MARKET		388,500
TOTAL MARKET VALUE		1,233,694
SOH/AGL Deduction		353,931
ASSESSED VALUE		879,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		829,763
TOTAL JUST VALUE		1,233,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		920,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802947	GARAGE	29,021	03/21/2018
B1327865	CO ISSUED	0	05/30/2014
B1428258	SWIM POOL	29,000	01/01/2014
B1327865	NEW CONSTR	464,266	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0496	8/31/2021	WD	Q	I	01	1,199,000
GRANTOR: TANDY MICHAEL WATSON						
GRANTEE: AUSTIN ROXANNE C						
2121/0359	5/17/2017	WD	Q	I	01	859,000
GRANTOR: SHIVER JEFFREY S & AL						
GRANTEE: TANDY MICHAEL WATSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W2 N5 W12 S5 W2 S5 W5 S5 FOP=[YR=2014] W61 S19 E28 N5 E28 N5 E5 N9 $ S9 W5 S5 W28 S5 W28 S45 E19 N6 E9 FOP=[YR=2014] S8 E11 N4 E22 FGR=[YR=2014] S8 E26 N31 W26 S23 $ N8 W33 S4 $ N4 E33 N15 E21 N10 E5 N9 W5 N30 $.

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	0921	CWALL-CC P	0	100	0	0	141.00	LF	660.00	660.00	100	2002	2002	3	83	77,240	
2	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	2002	2002	3	83	1,079	
3	0300	BOAT DCK W	0	100	0	0	556.00	SF	40.00	40.00	100	2002	2002	3	32	7,117	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	21	483	
5	0302	FLT DOCK C	0	100	20	10	200.00	SF	50.00	50.00	100	2002	2002	3	21	2,100	
6	0317	DCK PLNG W	0	100	0	0	8.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	1,760	
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2003	2003	3	22	550	
8	0911	SCRN RM A	0	100	0	0	1,080.00	SF	17.50	17.50	100	2014	2014	3	70	13,230	
9	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2014	2014	3	78	29,702	
10	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2014	2014	3	95	6,004	

TOTAL OB/XF 139,265

LAND DESCRIPTION

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	000130	C	SFR WATER	100	0005	RS-1	111.00	375.00	111.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	388,500							

REVIEW DATE 08/17/2018 BY KW Total Acres: 0.00 Total Land Value: 388,500 Market: 0 Agricultural: 0 Common: 388,500 PRINTED 08/02/2023 BY SYS

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S-2 OF J
IN OR 2492/496

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Roof Cover	03	COMP SHNGL 100
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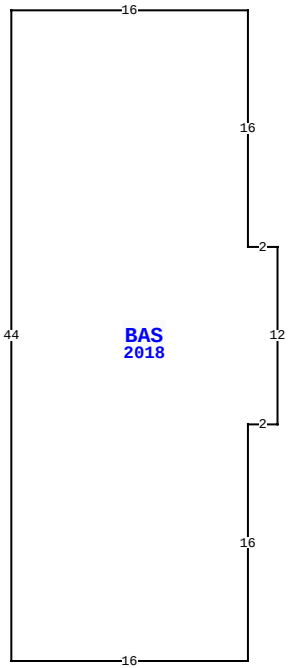
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	20,107
TOTALS	728		728	20,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	728	82.2030	28.77	20,945	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2022 Heated Area: 728 HX Base Yr 2022



95116 COOK RD, FERNANDINA BEACH

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XF DATE		LAND DATE	05/30/2023 MLU
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		920,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: TANDY MICHAEL WATSON						
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2121/0359	5/17/2017	WD	Q	I	01	859,000
GRANTOR: SHIVER JEFFREY S & AL						
GRANTEE: TANDY MICHAEL WATSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] E16 S16 E2 S12 W2 S16 W16 N44$.

EXTRA FEATURES

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
11	0811	CONCRETE B	0	100	0	0	1,954.00	SF	5.20	5.20	100	2014	2014	3	95	9,653	
12	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00	10.00	100	2015	2015	3	81	3,499	
13	0464	FNC GT 10'	0	100	0	0	2.00	UT	350.00	350.00	100	2015	2015	3	90	630	
14	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540	
15	0810	CONCRETE A	0	100	0	0	365.00	SF	6.50	6.50	100	2018	2018	3	98	2,325	

LAND DESCRIPTION

TOTAL OB/XF 16,647

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/17/2018 BY KW Total Acres: 0.00 Total Land Value: 388,500 Market: 0 Agricultural: 0 Common: 388,500 PRINTED 08/02/2023 BY SYS