

SUB LOT K
IN OR 1710/1400
R673988 & R673989

MCKENDREE GERALD THOMAS/MCKENDREE BARBARA JEAN COO
95144 COOK RD
FERNANDINA BEACH, FL 32034

2023

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	2,652	242,828
FGR	650	55	358	32,780
FOP	52	30	16	1,465
FOP	248	30	74	6,776
FUS	260	100	260	23,807

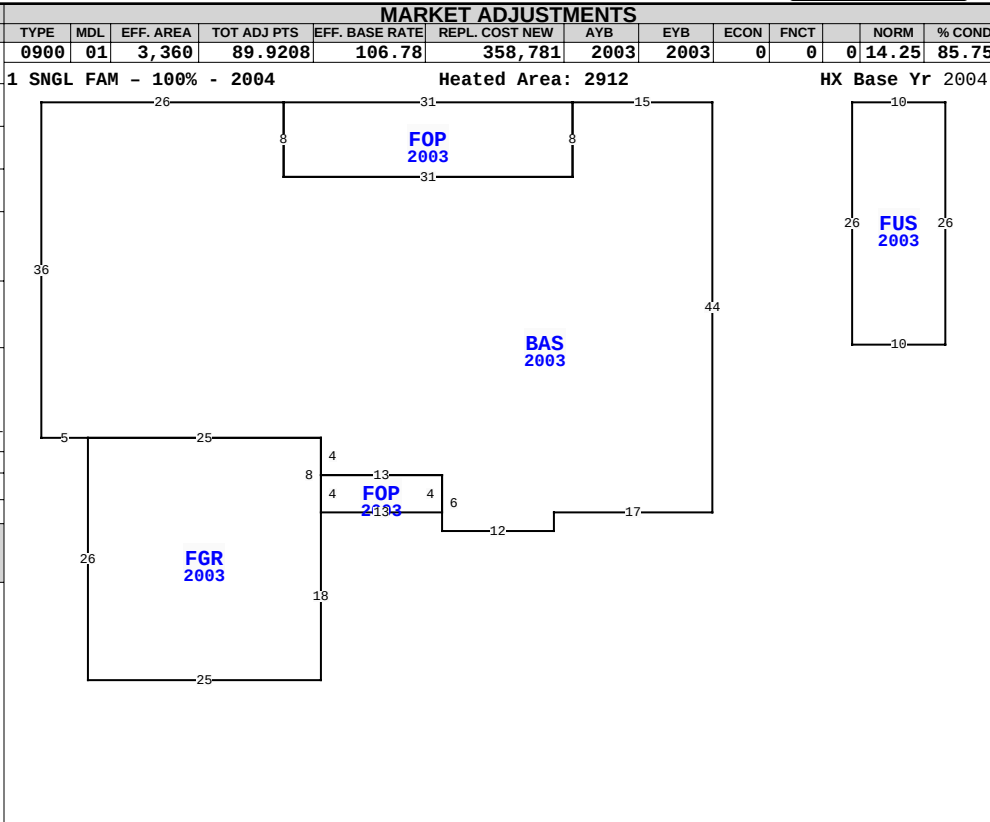
TOTALS	3,862		3,360	307,655
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EXTRA FEATURES

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
9	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
11	0811	CONCRETE B	0 100	25	30	750.00	SF	5.20	5.20	100	2003	2003	3	84	3,276	
12	0855	CONC PAVER	0 100	12	18	216.00	SF	7.00	7.00	100	2003	2003	3	84	1,270	
13	0300	BOAT DCK W	0 100	0	0	210.00	SF	40.00	40.00	100	2000	2000	3	29	2,436	
14	0303	FLT DOCK W	0 100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	29	1,206	
15	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
16	0310	AL GANG WY	0 100	0	0	30.00	LF	115.00	115.00	100	2000	2000	3	20	690	
17	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	
18	0350	CARPORT WD	0 100	24	12	288.00	SF	13.00	13.00	100	2000	2000	3	20	749	
19	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	500	

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	121.00	350.00	121.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	423,500							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																11,307
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,655
TOTAL MARKET OB/XF VALUE		31,251
TOTAL LAND VALUE - MARKET		423,500
TOTAL MARKET VALUE		762,406
SOH/AGL Deduction		335,212
ASSESSED VALUE		427,194
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,194
TOTAL JUST VALUE		762,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23000	XFOB	7,271	11/01/2009
B031198	NEW CONSTR	220,000	05/29/2003
6459	CHNGE SRVC	0	01/26/1990
7173	MH MOVE-ON	16,859	03/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1710/1400	11/22/2010	WD U	I	I	30	92,000

GRANTOR: MCKENDREE BARBARA JEA
GRANTEE: MCKENDREE GERALD TH
1061/0894 6/11/2002 WD U I 01 100
GRANTOR: COOK DAVID EVERETT SR
GRANTEE: MCKENDREE BARBARA J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FOP=[YR=2003] W31 S8 E31 N8\$ S8 W31 N8 W26
S36 E5 FGR=[YR=2003] S26 E25 N18 FOP=[YR=2003] E13 N4 W13
S4\$ N8 W25\$ E25 S4 E13 S6 E12 N2 E17 N44\$ PTR=E15
FUS=[YR=2003] E10 S26 W10 N26\$ W15\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
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