

COHICK DAVID S & JULIA L
22 DEER FOREST DR
MONTEREY, CA 93940

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD ON PLY 50

Exterior Wall15CONC BLOCK 50

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms8 100

Bathrooms4 100

Frame Stories Units02WOOD FRAME 100
2. 2. 100
0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00 NONE 100

Quality03Quality Level 03

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS43210043233,693

BAS40810040831,821

BAS40810040831,821

BAS43210043233,693

FUS40810040831,821

FUS40810040831,821

FUS43210043233,693

FUS43210043233,693

TOTALS3,3603,360262,058

MARKET ADJUSTMENTS

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

2801013,36091.5400109.85369,096197019730029.0071.00

1 QUAD PLEX - 0% - 0Heated Area: 3360HX Base Yr

-18-17-17-18

24BAS202324BAS202324BAS202324BAS199324

-18-17-17-18

-17-18-18-17

24FUS202324FUS202324FUS202324FUS199324

-17-18-18-17

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE262,058

TOTAL MARKET OB/XF VALUE4,685

TOTAL LAND VALUE - MARKET160,000

TOTAL MARKET VALUE426,743

SOH/AGL Deduction26,089

ASSESSED VALUE400,654

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE400,654

TOTAL JUST VALUE426,743

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE369,248

PERMIT NUMDESCRIPTIONAMTISSUED

M09398MECH OTHER003/01/2005

P09168OTHER5,00003/01/2005

R046721REPAIR/RRF5,40710/01/2004

R035328REPAIR/RRF3,80008/01/2003

R035251REPAIR/RRF2,40007/01/2003

6554REPAIR/RRF1,84006/22/1990

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2524/050212/21/2021WDQI01625,000

GRANTOR: LEE GILBERT W SR

GRANTEE: COHICK DAVID S & JU

0404/071311/01/1983WDQI90,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 S24 E18 N24 \$
FUS=[YR=1993;ORIG=68,0] E17 S24 W17 N24 \$
PTR=[ORIG=0,0] E15 W15 \$
BAS=[YR=2023;ORIG=-18,0] W17 S24 E17 N24 \$
BAS=[YR=2023;ORIG=-35,0] W17 S24 E17 N24 \$
BAS=[YR=2023;ORIG=-52,0] W18 S24 E18 N24 \$
FUS=[YR=2023;ORIG=68,0] W18 S24 E18 N24 \$
FUS=[YR=2023;ORIG=50,0] W18 S24 E18 N24 \$
FUS=[YR=2023;ORIG=32,0] W17 S24 E17 N24 \$
.

EXTRA FEATURES

828 NOTTINGHAM DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/14/2024MLU

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10803ASPHALT C00003,520.00SF1.001.00100197019703501,760

20445BOX FNC 5'0000139.00LF8.108.1010019801980320225

30446BOX FNC 6'000090.00LF20.0020.0010019801980320360

40463FENCE GATE00002.00UT300.00300.0010019801980320120

50445BOX FNC 5'000010.00LF8.108.101002005200532419

60810CONCRETE A0000343.00SF6.506.5010019701970321468

70810CONCRETE A0000310.00SF6.506.50100200520053861,733

LAND DESCRIPTIONTOTAL OB/XF4,685

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000800CMULTI-FAM0RM100.00100.00100.00FF1.001.001.001,600.001,600.00160,000

REVIEW DATE07/13/2023BYTWA

Total Acres: 0.00Total Land Value: 160,000Market: 0Agricultural: 0Common: 160,000PRINTED 08/06/2024 BY SYS