LOT 9
LAKEWOOD #5 PB 5/380

COOK GREGORY NEWTON & PAMELA MARIE
9030 HECKSCHER DR
JACKSONVILLE, FL 32226

2024

00-00-31-143C-0009-0000

BUILDING CHARACTERISTICS

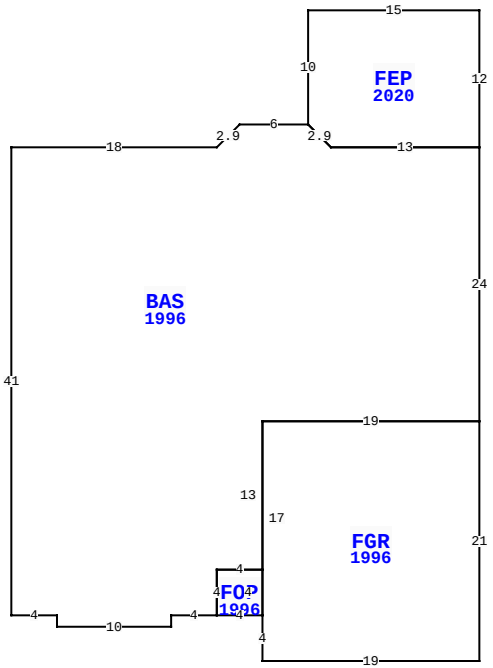
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	176,916
FEP	178	80	142	18,364
FGR	399	55	219	28,322
FOP	16	30	5	646
TOTALS	1,961		1,734	224,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,734	120.2300	150.29	260,603	1996	1996	0	0	0	13.95	86.05

1 SNGL FAM – 0% - 2024 Heated Area: 1368 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2415 WILL HARDEE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	224,249
TOTAL MARKET OB/XF VALUE	2,853
TOTAL LAND VALUE - MARKET	192,500
TOTAL MARKET VALUE	419,602
SOH/AGL Deduction	0
ASSESSED VALUE	419,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,602
TOTAL JUST VALUE	419,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200290	ADDITION	15,000	06/22/2020
B969762	NEW CONSTR	84,576	04/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/321	12/18/2023	WD	Q	I	01	535,000
GRANTOR: GHIDOTTI UTT TRUST						
GRANTEE: COOK GREGORY NEWTON						
2134/1918	7/07/2017	WD	Q	I	02	255,000
GRANTOR: HADDOCK EDD WAYNE						
GRANTEE: GHIDOTTI UTT TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2020] N12 W15 S10BAS=[YR=1996] W6 D2 L2 W18 S41 E4 S1 E10 N1 E4 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N21 W19 S17$ N4 W4 S4$ N4 E4 N13 E19 N24 W13 U2 L2 $ R2 D2 E13 $.

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	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	100	1996	1996	3	72	2,666	
2	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	1996	1996	3	72	187	

LAND DESCRIPTION

TOTAL OB/XF 2,853

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	000134	C	SFR POND	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	175,000.00	192,500.00	192,500							

REVIEW DATE 05/10/2021 BY RK Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/06/2024 BY SYS