

W125'OF E250' OF N60'OF LOT 71
IN OR 800 PG 320
MIRAMAR BEACH PB 2/61

COOK BRIAN K & CONNIE J
1630 1ST AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0071-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1042.00
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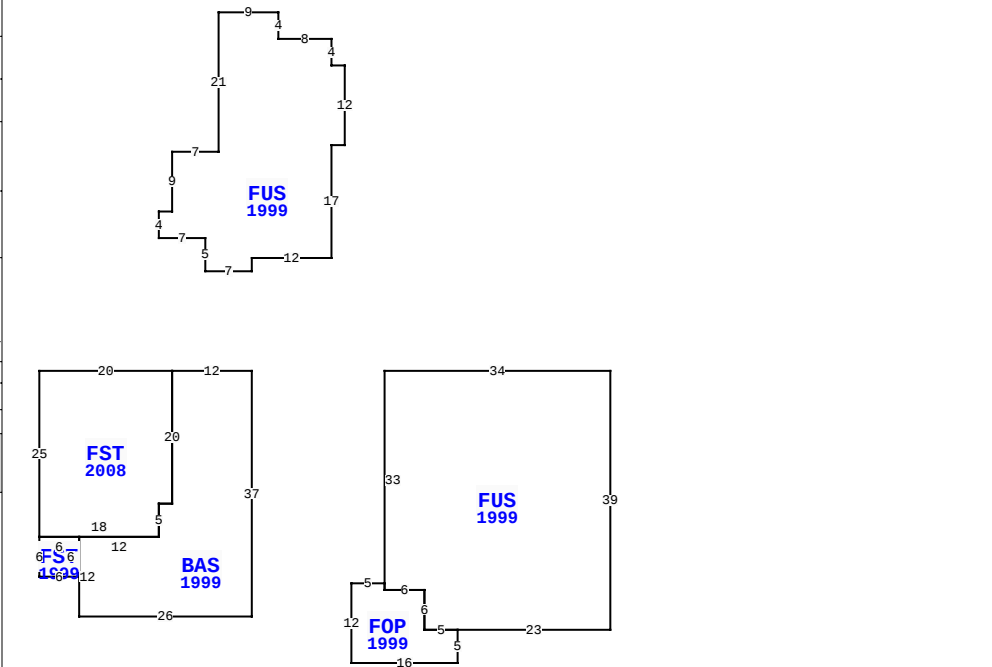
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	622	100	622	80,231
FOP	151	30	45	5,805
FST	36	55	20	2,580
FST	490	55	270	34,827
FUS	740	100	740	95,451
FUS	1,290	100	1,290	166,395

TOTALS	3,329		2,987	385,289
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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
1	1242	WD DECK A	0	100	34	8			272.00	SF	13.00
2	0968	STAIRS	0	100	11	5			55.00	SF	11.50
3	1243	WD DECK F	0	100	6	3			18.00	SF	8.00
4	1076	TRELLIS A	0	100	9	12			108.00	SF	7.50
5	0810	CONCRETE A	0	100	0	0			1,142.00	SF	6.50
6	1242	WD DECK A	0	100	22	9			198.00	SF	10.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0005	R-1	60.00	125.00	60.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,987	116.8608	146.08	436,341	1999	1999	0	0	0	11.70
1 SNGL FAM - 100% - 2000				Heated Area: 2652				HX Base Yr 2000			



TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1630 1ST AVE, FERNANDINA BEACH						13.00	100	1999	1999	3	20

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										385,289	
TOTAL MARKET OB/XF VALUE										7,922	
TOTAL LAND VALUE - MARKET										135,000	
TOTAL MARKET VALUE										528,211	
SOH/AGL Deduction										227,744	
ASSESSED VALUE										300,467	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										250,467	
TOTAL JUST VALUE										528,211	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										511,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053046	6'WOOD FENCE	1,000	11/18/2005
983733	NEW CONSTR	95,000	05/14/1998

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
0800/0320	7/17/1997	WD U	V	V	06	100					

GRANTOR: COOK ROY L & LENDA											
GRANTEE: COOK BRIAN & CONNIE											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W12 FST=[YR=2008] W20 S25 FST=[YR=1999] S6 E6 N6 W6 \$ E18 N5 E2 N20 \$ S20 W2 S5 W12 S12 E26 N37 \$ PTR= E20 FUS=[YR=1999] E34 S39 W23 FOP=[YR=1999] S5 W16 N12 E5 S1 E6 S6 E5 \$ W5 N6 W6 N33\$W20 \$ PTR= N15 FUS=[YR=1999] N2 E12 N17 E2 N12 W2 N4 W8 N4 W9 S21 W7 S9 W2 S4 E7 S5 E7 \$ S15 \$.											