LOTS 37,38,39,40,& PT LOT 41
IN OR 1706/1465 & PT OF ABND
WEST FRONT ST IN OR 1743/484

COOK DAVID E JR LVG TRUST/COOK DAVID E JR TRUSTEE
751 WREN DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1760-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4001	V IN W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

500 S FRONT ST, FERNANDINA BEACH

BLD DATE	04/20/2020	KKX	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	57,954
TOTAL LAND VALUE - MARKET	646,772
TOTAL MARKET VALUE	704,726
SOH/AGL Deduction	445,580
ASSESSED VALUE	259,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,146
TOTAL JUST VALUE	704,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	706,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130065	CHNGE SRVC	100	01/10/2013
20110192	DEMOLITION	400	02/09/2011
2003352	XFOB	10,000	06/28/2000
2002610	XFOB	10,000	03/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1706/1465	10/26/2010	WD	U	I	11	100
GRANTOR: COOK DAVID EMMETT JR						
GRANTEE: COOK DAVID E JR TRU						
1303/0009	3/18/2005	QC	U	I	06	100
GRANTOR: AMELIA CRUISES INC						
GRANTEE: COOK DAVID EMMETT J						

BUILDING NOTES

BUILDING DIMENSIONS

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	0304	DOCK MD WD	0	0	0	0	6,452.00	SF	28.00	28.00	100	2000	2000	3	28	50,584	
2	0310	AL GANG WY	0	0	0	0	14.00	LF	115.00	115.00	100	2000	2000	3	20	322	
3	0303	FLT DOCK W	0	0	28	26	728.00	SF	26.00	26.00	100	2000	2000	3	28	5,300	
4	0303	FLT DOCK W	0	0	20	6	120.00	SF	26.00	26.00	100	2000	2000	3	28	874	
5	0303	FLT DOCK W	0	0	20	6	120.00	SF	26.00	26.00	100	2000	2000	3	28	874	

LAND DESCRIPTION

TOTAL OB/XF 57,954

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	001005	C	COMM WATER	0	0006	W-1	0.00	0.00	129,350.00	SF		1.00	1.00	0.50	10.00	5.00	646,750							
2	009500	C	SUBMERGED	0	0006	W-1	93.00	465.00	1.78	AC		1.00	1.00	0.50	25.00	12.50	22							

REVIEW DATE 04/20/2020 BY KKX Total Acres: 1.78 Total Land Value: 646,772 Market: 0 Agricultural: 0 Common: 646,772 PRINTED 08/06/2024 BY SYS