

LOT 2 INCL PROPERTY E OF LOT
TO OCEAN MEAN HIGH WATER LINE
IN OR 2078/546

COOK CHARLES M & EMILY C
973 FIELDSTONE DR
MACON, GA 31210

2024

00-SB-30-1942-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

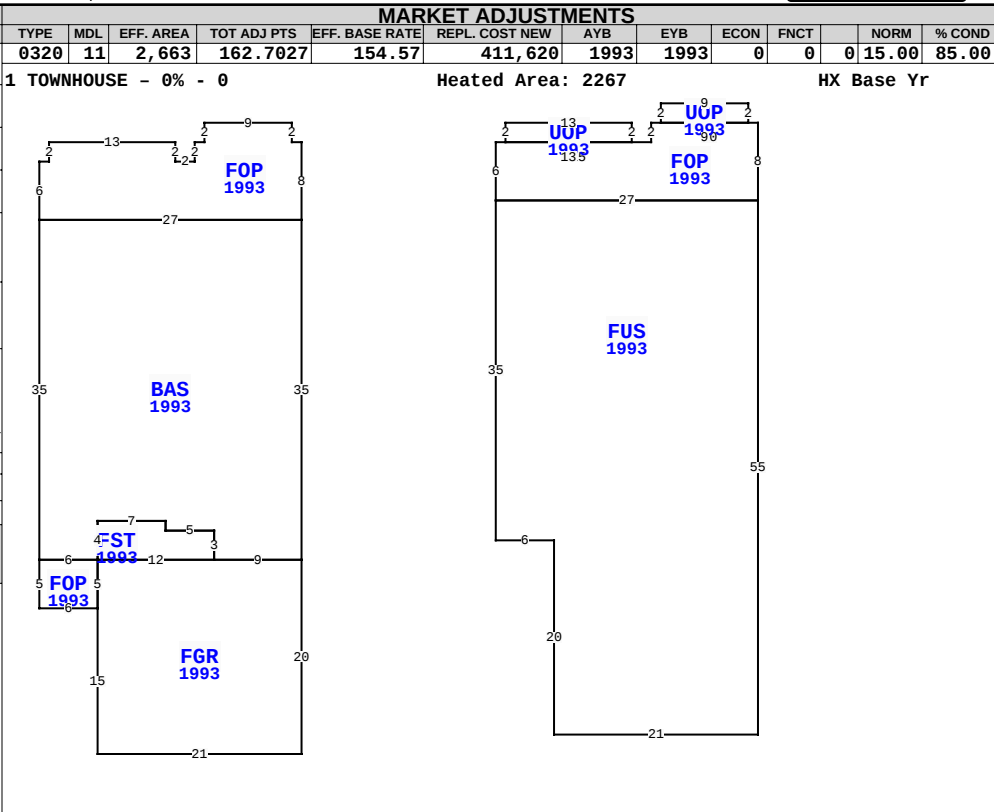
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100	902	118,509
FGR	420	55	231	30,350
FOP	30	30	9	1,182
FOP	184	30	55	7,226
FOP	228	30	68	8,934
FST	43	55	24	3,154
FUS	1,365	100	1,365	179,340
UOP	18	20	4	525
UOP	26	20	5	657

TOTALS	3,216		2,663	349,877
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	0	0	0	802.00	SF	5.20
3	0858	SCULP CONC	0	0	0	0	88.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00



4950 SEA WATCH DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
2	0811	CONCRETE B	0	0	0	0	802.00	SF	5.20	5.20	100	1993	1993	3	66	2,752	
3	0858	SCULP CONC	0	0	0	0	88.00	SF	13.00	13.00	100	1993	1993	3	89	1,018	

TOTAL OB/XF															5,250		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										349,877	
TOTAL LAND VALUE - MARKET										1,100,000	
TOTAL MARKET VALUE										1,455,127	
SOH/AGL Deduction										283,766	
ASSESSED VALUE										1,171,361	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										1,171,361	
TOTAL JUST VALUE										1,455,127	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										1,357,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2078/0546	10/14/2016	WD	Q	I	01	810,000			
GRANTOR: COX DAVID W & FREDERI									
GRANTEE: COOK CHARLES M & EM									
0916/1542	1/25/2000	WD	Q	I		648,000			
GRANTOR: HAMMOND GARRY S & PAT									
GRANTEE: COX DAVID W & FREDE									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W1 N2 W9 S2 W1 S2 W2 N2 W13 S2 W1 S6									
BAS=[YR=1993] S35 FOP=[YR=1993] S5 E6 FGR=[YR=1993] S15 E21									
N20 W9 FST=[YR=1993] N3 W5 N1 W7 S4 E12\$ W12 S5 \$ N5 W6\$									
E6N4E7S1 E5S3E9 N35 W27\$ E27 N8\$ PTR= E20 FOP=[YR=1993] E1									
UOP=[YR=1993] N2 E13 S2 W13\$ E15 N2 E1 UOP=[YR=1993] N2 E9 S2									
W9\$ E10S8 FUS=[YR=1993] S55 W21 N20 W6 N35 E27\$ W27 N6\$ W20\$.									