

IN OR 1716/1257
EX KASIE HILL SUB PB 6/102
ESMT OR 1004/478

SHAW JACK L JR & TIFFANY T
95224 COOK ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2,072	233,952
FOP	75	30	22	2,484
FOP	80	30	24	2,710
FOP	90	30	27	3,049
FOP	114	30	34	3,839
FUS	1,626	100	1,626	183,594
PTO	360	5	18	2,033
TOTALS	4,417		3,823	431,659

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	8,378.00	SF	4.00	4.00	
2	1128	BRICK 12"	0	100	12	4	48.00	SF	14.00	14.00	
3	0510	GARAGE WD-	0	100	27	22	594.00	SF	70.00	70.00	
4	0754	FOP	0	100	4	22	88.00	SF	15.00	15.00	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0920	CWALL-WD/M	0	100	0	0	74.00	LF	390.00	390.00	

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	000130	C	SFR WATER	100	0005	RSF-1	96.00	772.00	96.37	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,823	104.6115	130.76	499,895	2002	2002	0	0	0 13.65	86.35
1 SNGL FAM - 100% - 2004 Heated Area: 3698 HX Base Yr 2004											
95224 COOK RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/30/2023 MLU											

TOTAL OB/XF											
49,638											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		431,659	
TOTAL MARKET OB/XF VALUE		49,638	
TOTAL LAND VALUE - MARKET		650,498	
TOTAL MARKET VALUE		1,131,795	
SOH/AGL Deduction		648,911	
ASSESSED VALUE		482,884	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		432,884	
TOTAL JUST VALUE		1,131,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		767,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618478	XFOB	12,600	10/31/2006
B0108965	NEW CONSTR	200,000	11/01/2001
984722	NEW CONSTR	90,260	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1716/1257	12/29/2010	WD	U	I	30
GRANTOR: SHAW JACK L JR & TIFF					
GRANTEE: SHAW JACK L JR & TI					
0967/1208	1/22/2001	WD	Q	V	
GRANTOR: KUITENS FRANK D ETAL					
GRANTEE: SHAW JACK L JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W3 PTO=[YR=2002] N8 W45 S8 E13 FOP=[YR=2002] S6 E19 N6 W19 \$ E32\$ W13 S6 W19 N6 W16 S46 E16 FOP=[YR=2002] E15 N4 W1 N2 W10 S2 W4 S4 \$ N4 E4 N2 E10 S2 E21 N42 \$ PTR=E15 FOP=[YR=2002] E15 S5 FUS=[YR=2002] E20 FOP=[YR=2002] N6 E15 S6 W15 \$ E15 S35 W20 N16W6 S9 W4 S7 W20 N35 E15 \$ W15 N5 \$ W15 \$.											