



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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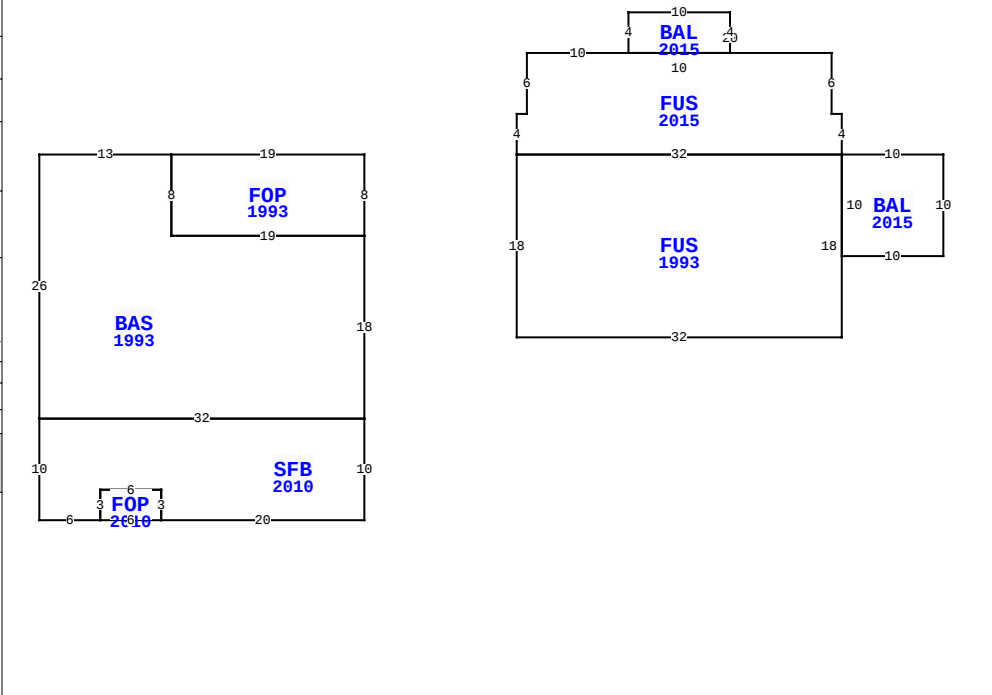
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	736
BAL	100	15	15	1,841
BAS	680	100	680	83,448
FOP	152	30	46	5,645
FOP	18	30	5	614
FUS	576	100	576	70,685
FUS	308	100	308	37,796
SFB	302	80	242	29,697

TOTALS	2,176		1,878	230,463
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0300	BOAT DCK W	0	100	0	0	1,600.00	SF	40.00	40.00	
3	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	
4	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	
5	1076	TRELLIS A	0	100	11	24	264.00	SF	7.50	7.50	
6	1242	WD DECK A	0	100	0	0	310.00	SF	10.00	10.00	
7	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	
8	0317	DCK PLNG W	0	100	0	0	1.00	UT	1,000.00	1,000.00	
9	0920	CWALL-WD/M	0	100	0	0	125.00	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	NOTES
1	000130	C	SFR WATER	100	0005	RSF	1108.00	550.00	108.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,878	104.4435	130.55	245,173	1984	2010	0	0	0	6.00	94.00	
1 SNGL FAM - 100% - 2009 Heated Area: 1806 HX Base Yr 2009													



95174 COOK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
49,501													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					230,463				
TOTAL MARKET OB/XF VALUE					49,501				
TOTAL LAND VALUE - MARKET					729,000				
TOTAL MARKET VALUE					1,008,964				
SOH/AGL Deduction					614,884				
ASSESSED VALUE					394,080				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					344,080				
TOTAL JUST VALUE					1,008,964				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					613,612				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530066	ADDITION	33,408	03/01/2015
E1528955	NEW CONSTR	0	03/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1563/1997	4/29/2008	WD	Q	I		640,000			
GRANTOR: JORDAN MARY THWEATT									
GRANTEE: BERG RICHARD S & AN									
0417/0255	4/01/1984	WD	Q	V		21,400			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W19 BAS=[YR=1993] W13 S26 SFB=[YR=2010] S10 E6 FOP=[YR=2010] E6 N3 W6 S3 \$ N3 E6 S3 E20 N10 W32 \$ E32 N18 W19 N8 \$ S8 E19 N8 \$ PTR=E15FUS=[YR=2015] N4E1 N6 E10 BAL=[YR=2015] N4 E10 S4 W10 \$ E20 S6 E1 S4 BAL=[YR=2015] E10 S10 W10 N10 \$ W32\$FUS=[YR=1993] E32 S18 W32 N18 \$ W15 \$.									