



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	10	ABOVE AVG 100	0900	01	3,118	101.1080	126.38	394,053	1986	2002	0	0	10.00	90.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2526									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA																					
NEIGHBORHOOD/LOC			4005.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,905	100	1,905	216,679																					
BAS	621	100	621	70,634																					
FOP	15	30	4	455																					
FSP	720	40	288	32,757																					
UUS	600	50	300	34,123																					
TOTALS			3,861	3,118	354,648																				
EXTRA FEATURES			95210 COOK RD, FERNANDINA BEACH																						
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	0810	CONCRETE A	0 100	21	19	399.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,284										
2	0510	GARAGE WD-	0 100	22	12	264.00	SF	35.00	35.00	100	1986	1986	3	20	1,848										
3	0300	BOAT DCK W	0 100	0	0	1,016.00	SF	40.00	40.00	100	2002	2002	3	30	12,192										
4	1124	CB/STC 4"	0 100	28	4	112.00	SF	6.50	6.50	100	1990	1990	3	59.5	433										
5	0812	CONCRETE C	0 100	0	0	2,370.00	SF	4.00	4.00	100	2009	2009	3	90	8,532										
6	0351	CARPORT MT	0 100	40	24	960.00	SF	10.00	10.00	100	2015	2015	3	70	6,720										
7	0855	CONC PAVER	0 100	0	0	534.00	SF	10.00	10.00	100	2019	2019	3	98	5,233										
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300										
9	0855	CONC PAVER	0 100	31	12	372.00	SF	10.00	10.00	100	2019	2019	3	98	3,646										
10	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2019	2019	3	86	1,290										
LAND DESCRIPTION			TOTAL OB/XF 45,478																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000130	C	SFR WATER	100	0005	RSF-	1116.00	685.00	125.00	FF		1.00	1.00	0.90	7,500.00	6,750.00	843,750								
REVIEW DATE 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 843,750 Market: 0 Agricultural: 0 Common: 843,750 PRINTED 08/06/2024 BY SYS																									

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

25MOD METAL 100

10STEEL FRME 100

12MODULAR MT 100

07NONE 100

03CONC FINSH 100

01NONE 100

01NONE 100

0100

0100

05STEEL 100

1.1. 100

0100

00NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

06Quality Level 06

0100SINGLE FAMILY

MKT AREA04

4005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FCP

PTO

1,050

420

756

100

25

5

1,050

105

38

21,949

2,195

795

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

1,193

60.9500

21.33

25,447

2021

2021

0

0

2.00

98.00

2 GARAGE RES - 100% - 2019

Heated Area: 1050

HX Base Yr 2019

30

12

35

35

35

30

12

18

18

42

BAS
2021

FCP
2021

PTO
2021

TOTALS

2,226

1,193

24,938

EXTRA FEATURES

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

110350CARPORT WD

0100

30

12

360.00SF

13.00

13.00

100

2019

2019

3

86

4,025

120462ST/AL FNC

0100

234

0

936.00SF

10.00

10.00

100

2019

2019

3

90

8,424

130463FENCE GATE

0100

0

0

2.00UT

300.00

300.00

100

2019

2019

3

95

570

140465FNC GT 15'

0100

0

0

2.00UT

450.00

450.00

100

2019

2019

3

95

855

150350CARPORT WD

0100

31

12

372.00SF

9.10

9.10

100

2021

2021

3

93

3,148

LAND DESCRIPTION

TOTAL OB/XF

17,022

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

02/08/2022

BY

KW

Total Acres: 0.00

Total Land Value: 843,750

Market: 0

Agricultural: 0

Common: 843,750

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 2 of 2

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

379,586

62,500

843,750

1,285,836

727,330

558,506

50,000

508,506

1,285,836

0

822,600

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2700/742

3/18/2024

LE U

I

11

100

GRANTOR: TAYLOR RON & MARCELLA

GRANTEE: TAYLOR RONALD D & M

2645/548

5/21/2023

WD U

I

11

100

GRANTOR: TAYLOR RONALD D & MAR

GRANTEE: TAYLOR RON & MARCEL

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W12 BAS=[YR=2021] W30 S35 PTO=[YR=2021] S18 E42 N18 W42\$ E30 N35 \$ S35 E12 N35\$.