SUB LOT F
IN OR 1816/658
D A COOK REPLAT OR 23/58

EVERSON MORIAH FOSTER
95049 COOK RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-5220-000F-0000

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

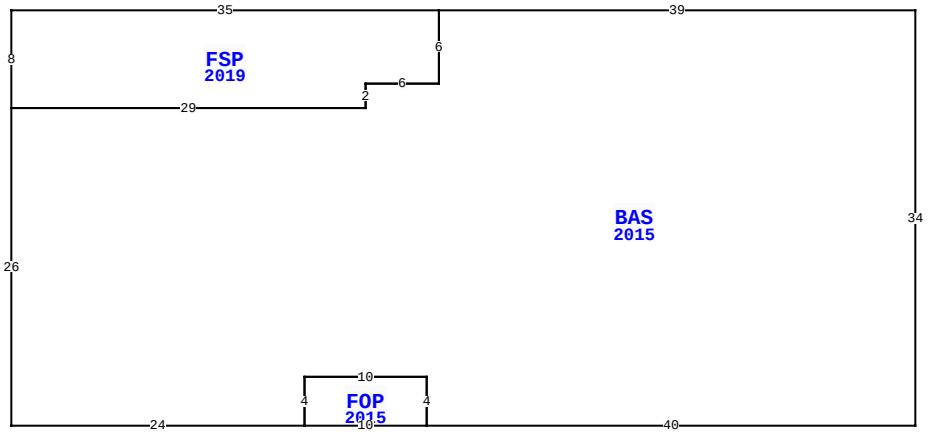
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	271,923
FOP	40	30	12	1,477
FSP	268	40	107	13,177
TOTALS	2,516		2,327	286,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	134.3384	127.62	296,972	2015	2015	0	0	0	3.50	96.50

2 SINGLE FAM – 100% - 2016 Heated Area: 2208 HX Base Yr 2016



95049 COOK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,578
TOTAL MARKET OB/XF VALUE		8,106
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		368,184
SOH/AGL Deduction		165,960
ASSESSED VALUE		202,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,224
TOTAL JUST VALUE		368,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104473	FOUNDATION	20,000	04/12/2021
B1529813	CO ISSUED	0	10/06/2015
B1529820	NEW CONSTR	260,760	01/01/2015
5784	ADDITION	7,588	06/05/1989
3760	ADDITION	800	12/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1816/0658	8/31/2012	WD	U	I	30	22,500
GRANTOR: COOK EDWIN A SR						
GRANTEE: EVERSON MORIAH FOST						
1796/1478	3/28/2012	WD	U	I	11	100
GRANTOR: COOK JACK L SR						
GRANTEE: COOK EDWIN A SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W39 FSP=[YR=2019] W35 S8 E29 N2 E6 N6$ S6 W6 S2 W29 S26 E24 FOP=[YR=2015] E10 N4 W10 S4$ N4 E10 S4 E40 N34$.

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	0810	CONCRETE A	0	100	0	0	463.00	SF	6.50	6.50	100	2015	2015	3	95	2,859	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
3	0940	SHEDS/PORT	0	100	24	16	384.00	SF	20.10	20.10	100	2005	2005	3	24	1,852	

LAND DESCRIPTION

TOTAL OB/XF 8,106

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	000100	C	SFR	100		RSF-	1183.00	235.00	0.98	AC		1.00	1.00	1.00	75,000.00	75,000.00	73,500							

REVIEW DATE 04/24/2020 BY KWA Total Acres: 0.98 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/06/2024 BY SYS