SUB LOT G
D A COOK REPLAT OR 23/58

JONES ORNEZ C
95018 COOK ROAD
FERNANDINA BEACH, FL 32034

2024

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

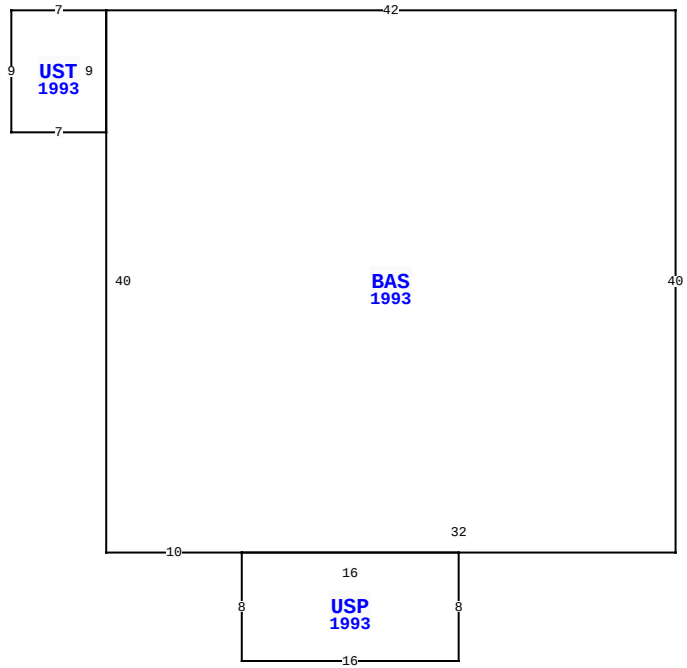
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	81,763
USP	128	30	38	1,849
UST	63	45	28	1,363
TOTALS	1,871		1,746	84,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,746	94.0000	89.30	155,918	1955	1955	0	0	10	35.50	54.50

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr



95018 COOK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,975
TOTAL MARKET OB/XF VALUE		528
TOTAL LAND VALUE - MARKET		91,500
TOTAL MARKET VALUE		177,003
SOH/AGL Deduction		134,995
ASSESSED VALUE		42,008
TOTAL EXEMPTION VALUE	HX HB SL	42,008
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		177,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996046	CHNGE SRVC	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UST=[YR=1993] W7 S9 E7N9 $ S40 E10
USP=[YR=1993] S8 E16 N8 W16$ E32 N40$.

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	0680	POLE SHED	0	100	0	0	660.00	SF	4.00	4.00	100	1980	1980	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 528

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	0005	RSF-	1183.00	300.00	1.22	AC		1.00	1.00	1.00	75,000.00	75,000.00	91,500							

REVIEW DATE 12/09/2020 BY KW Total Acres: 1.22 Total Land Value: 91,500 Market: 0 Agricultural: 0 Common: 91,500 PRINTED 08/06/2024 BY SYS