

COOK EDWIN A SR EST
95068 COOK RD
FERNANDINA BEACH, FL 32034

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

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	VALUATION SUMMARY										
Exterior Wall		19	COMMON BRK 100							0100	01	2,133	116.6200	110.79	236,315	1950	1975	0	0	0	34.00	66.00	VALUATION BY										
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 1982														Heated Area: 1828									
Roof Cover		03	COMP SHNGL 100							HX Base Yr 1982														Tax Group: 4									
Interior Wall		05	DRYWALL 100																					Tax Dist:									
Interior Floo		08	SHT VINYL 50																					BUILDING MARKET VALUE									
Interior Floo		14	CARPET 50																					TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type		03	FORCED AIR 100																					TOTAL MARKET VALUE									
Bedrooms			2 100																					SOH/AGL Deduction									
Bathrooms			1.5 100																					ASSESSED VALUE									
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																					HX HB WR									
Units		0	0 100																					BASE TAXABLE VALUE									
BUD8 Adjustme		04	DIST 01 100																					TOTAL JUST VALUE									
Occupancy		00	NONE 100																					NCON VALUE									
Quality		03	Quality Level 03																					INCOME VALUE									
DOR CODE		0100	SINGLE FAMILY																					PREVIOUS YEAR MKT VALUE									
MAP NUM			MKT AREA				04																										
NEIGHBORHOOD/LOC		4005.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,600		100		1,600		116,994																									
BAS		228		100		228		16,672																									
FOP		250		30		75		5,484																									
FSP		168		40		67		4,899																									
STP		15		10		2		147																									
UGR		357		45		161		11,772																									
TOTALS		2,618				2,133		155,968																									
EXTRA FEATURES										95068 COOK RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/30/2023		MLU					
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE									
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	0300	BOAT DCK W		0 100	0 0	590.00		SF	40.00	40.00	100	1980	1980	3	20	4,720																	
2	0311	WD GANG WY		0 100	23 0	23.00		SF	45.00	45.00	100	1980	1980	3	20	207																	
3	0302	FLT DOCK C		0 100	26 7	182.00		SF	50.00	50.00	100	1995	1995	3	20	1,820																	
4	0810	CONCRETE A		0 100	17 10	170.00		SF	6.50	6.50	100	1990	1990	3	59.5	657																	
5	0350	CARPORT WD		0 100	13 30	390.00		SF	13.00	13.00	100	2001	2001	3	20	1,014																	
6	0322	BOAT LFT L		0 100	0 0	3.00		UT	1,125.00	1,125.00	100	2001	2001	3	20	675																	
7	0317	DCK PLNG W		0 100	0 0	2.00		UT	1,000.00	1,000.00	100	1995	1995	3	20	400																	



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		07	NONE 100	
Interior Floo		03	CONC FINSH 100	
Air Condition		01	NONE 100	
Heating Type		01	NONE 100	
Bedrooms			0 100	
Bathrooms			0 100	
Frame		02	WOOD FRAME 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	960	100	960	9,072
UOP	240	20	48	454
TOTALS		1,200	1,008	9,526

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,008	54.0000	18.90	19,051	1987	1987	0	0	0	50.00	50.00
2 GARAGE RES - 100% - 1982						Heated Area: 960		HX Base Yr 1982				
30 30 24 24 10 10 32 32 BAS 1993 UOP 2016												
BLD DATE								LGL DATE				