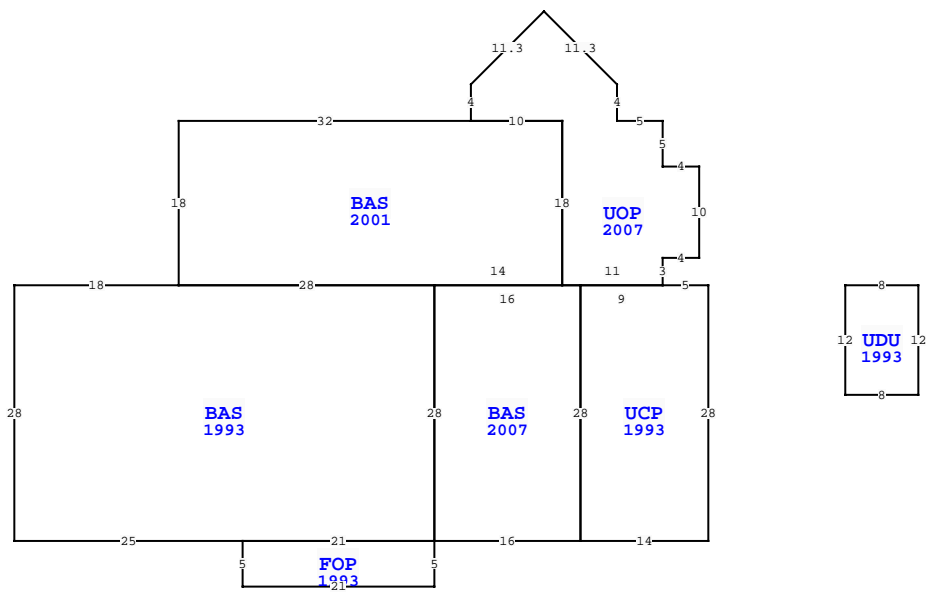


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	05	AVERAGE	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	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
BAS	1,288	100	1,288
BAS	756	100	756
BAS	448	100	448
FOP	105	30	32
UCP	392	20	78
UDU	96	55	53
UOP	366	20	73
TOTALS	3,451		2,728

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,728	134.9088	128.16	349,620	1969	1990		0	0	22.10	77.90
1 SINGLE FAM - 100% - 2005 Heated Area: 2492 HX Base Yr 2005												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			307,121
TOTAL MARKET OB/XF VALUE			43,416
TOTAL LAND VALUE - MARKET			333,000
TOTAL MARKET VALUE			683,537
SOH/AGL Deduction			261,310
ASSESSED VALUE			422,227
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			372,227
TOTAL JUST VALUE			683,537
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			730,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004967	30X60 BLDG	87,714	05/13/2019
B17869	SWIM POOL	13,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0971	3/03/2005	WD	U	I	18	100
GRANTOR: GILLIARD ELAINE & DON						
GRANTEE: O'CONNELL JANICE A						
1263/1080	10/04/2004	WD	Q	I		470,000
GRANTOR: GILLIARD ELAINE						
GRANTEE: O'CONNELL JANICE A						

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
1	0303	FLT DOCK W	0	100	8	25			26.00	100	1999	1999	3	27	1,404	
2	0810	CONCRETE A	0	100	0	0			6.50	100	1999	1999	3	77	3,098	
3	0504	FP-ELECTRI	0	100	0	0			2,000.00	100	2001	2001	3	85	1,700	
4	1242	WD DECK A	0	100	27	11			10.00	100	2001	2001	3	20	594	
5	0866	POOL FIBER	0	100	0	0			72.00	100	2006	2006	3	27	6,629	
6	0855	CONC PAVER	0	100	0	0			5.00	100	2006	2006	3	87	11,284	
7	0300	BOAT DCK W	0	100	0	0			40.00	100	2003	2003	3	32	10,880	
8	0310	AL GANG WY	0	100	0	0			115.00	100	2003	2003	3	21	483	
9	0322	BOAT LFT L	0	100	0	0			1,500.00	100	2003	2003	3	21	315	
10	0940	SHEDS/PORT	0	100	12	20			30.00	100	2003	2003	3	21	1,512	

TOTAL OB/XF												
37,899												
95134 COOK RD, FERNANDINA BEACH												
BLD DATE			LGL DATE			05/30/2023			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												
UCP=[YR=1993] W5 UOP=[YR=2007] N3 E4 N10 W4 N5 W5 N4 U8 L8 L8 D8 S4 BAS=[YR=2001] W32 S18 BAS=[YR=1993] W18 S28 E25 FOP=[YR=1993] S5 E21 N5 W21\$ E21 N28 W28\$ E28 BAS=[YR=2007] S28 E16 N28 W16\$ E14 N18 W10\$ E10 S18 E11\$ W9 S28 E14 N28\$ PTR= E15 UDU=[YR=1993] E8 S12 W8 N12\$ W15 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1111.00	375.00	111.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	333,000								

E 1/2 OF J S-1 OF LOT J
 L/E OR 1299/971
 D A COOK REPLAT OR 23/58

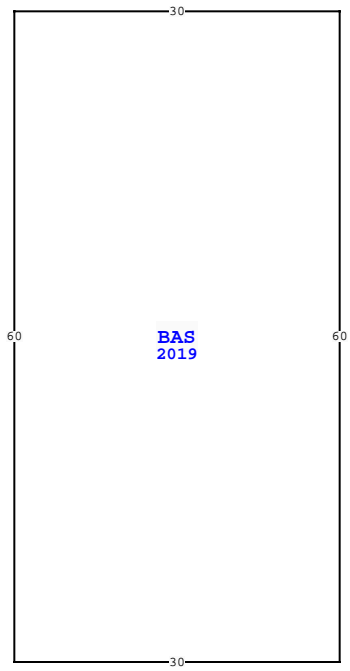
DUBOIS R WAYNE L/E/
 95134 COOK ROAD
 FERNANDINA BEACH, FL 32034

2024

45-2N-28-5220-000J-0010


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	25 MOD METAL 100			
Roof Structur	10 STEEL FRME 100			
Roof Cover	12 MODULAR MT 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	05 STEEL 100			
Stories	1. 1. 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	1,800	100	1,800	34,767
TOTALS	1,800		1,800	34,767

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2005			Heated Area: 1800			HX Base Yr 2005						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		307,121	
TOTAL MARKET OB/XF VALUE		43,416	
TOTAL LAND VALUE - MARKET		333,000	
TOTAL MARKET VALUE		683,537	
SOH/AGL Deduction		261,310	
ASSESSED VALUE		422,227	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		372,227	
TOTAL JUST VALUE		683,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		730,084	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0971	3/03/2005	WD	U	I	18	100
GRANTOR: GILLIARD ELAINE & DON						
GRANTEE: O'CONNELL JANICE A						
1263/1080	10/04/2004	WD	Q	I		470,000
GRANTOR: GILLIARD ELAINE						
GRANTEE: O'CONNELL JANICE A						

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
11	0351	CARPORT MT	0	100	30	12		10.00	10.00	100	2009	2009	3	40	1,440	
12	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2019	2019	3	98	4,077	

TOTAL OB/XF													5,517			
95134 COOK RD, FERNANDINA BEACH																
BLD DATE														LGL DATE	05/30/2023	MLU
XF DATE														LAND DATE		
INC DATE														AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019] W30 S60 E30 N60\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	