PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 2117/383 &
OR 2120/435

COOK DAVID EMMETT JR/COOK MICHAEL DAVID ET AL
751 WREN DR
FERNANDINA BEACH, FL 32034

2024

50-3N-27-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ESMT OFF CRANDALL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/11/2018 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	2,920
SOH/AGL Deduction	0
ASSESSED VALUE	2,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,920
TOTAL JUST VALUE	80,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

ALSO PART OF MIKE COOKS CAMP.
NO BLDGS-MIKE'S CAMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2120/0435	5/11/2017	TD	U	V	16	2,800
GRANTOR: JONES GORDON TRUSTEE						
GRANTEE: COOK DAVID						
2117/0383	4/25/2017	FJ	U	V	11	100
GRANTOR: COOK NELL EST						
GRANTEE: COOK DAVID EMMETT J						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	730.00	730.00	2,920							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	80,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 4.00 Total Land Value: 2,920 Market: 80,000 Agricultural: 2,920 Common: 0 PRINTED 08/06/2024 BY SYS