

MCCOOK KENNETH C & DEBORAH A
2154 JEKYL COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0040-0000



BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 70

12 CEDAR 30

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

02 WOOD FRAME 100

05 DIST 1A 100

06 Quality Level 06

0100 SINGLE FAMILY

02

2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS324100199332445,306

BAS1,09210019931,092152,698

FOP70301993212,936

USP192301993588,111

TOTALS1,6781,495209,051

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900011,495

TOT ADJ PTSTOT ADJ RATEREPL. COST NEWAYB

128.7954170.01254,1651985

EYBECONFNCT% COND

19850017.7582.25

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

209,0511,785200,000410,836

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL TAXABLE VALUE

315,94794,88955,72239,167

BASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

0410,8360350,600

SAMPLE MAP

Heated Area: 1416HX Base Yr 1986

USP 1993BAS 1993FOP 1993

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

0462/02107/01/1985WD Q I30,000

GRANTOR:

GRANTEE:

0462/02097/01/1985MS U V30,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=1993] N12 W16 S12 E16 \$ W28
BAS=[YR=1993] W12 S26 E1 D2 R2 E4 U2 R2 E3 N26 \$ S26 E4
FOP=[YR=1993] S5 E14 N5 W14 \$ E38 N26 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICERIG CONDDPH THFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICEOB/XF MKT VALUENOTES

10811CONCRETE B0100589522.00SF5.205.20100198519853441,194

20810CONCRETE A01006318.00SF6.506.501001985198534451

30940SHEDS/PORT010091090.00SF30.0030.0010019851985320540

TOTALS1,785

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-2100.00109.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000

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