BLOCK F LOT 7
OAK GROVE #2 PB 2/60

COOK TERRY L/JONES REBA KOWKABANY
8709 CONCORDIA ST
THORSBY, AL 35171

2025

00-00-30-042C-000F-0070

BUILDING CHARACTERISTICS

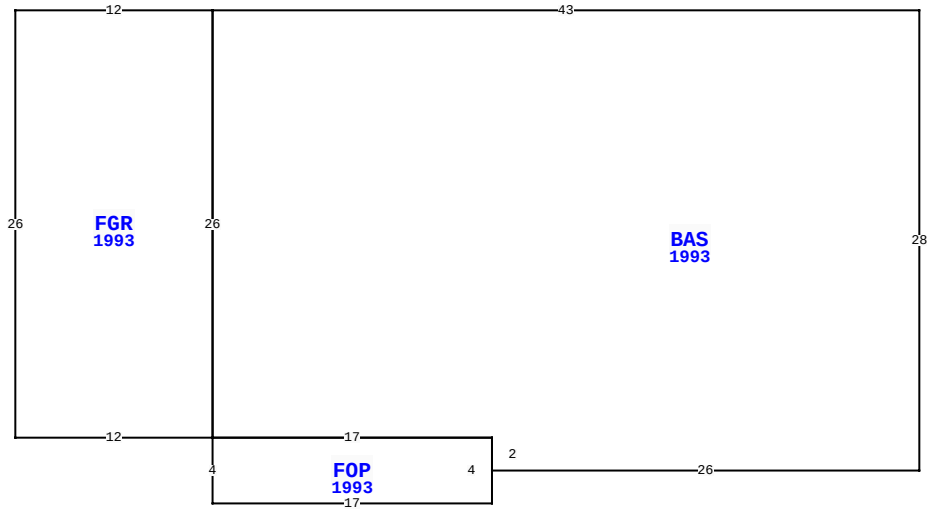
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	110,565
FGR	312	55	1993	172	16,254
FOP	68	30	1993	20	1,890
TOTALS	1,550			1,362	128,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	120.0000	120.00	163,440	1959	1999	0	0	0	21.25	78.75

1 SINGLE FAM – 0% - 0 Heated Area: 1170 HX Base Yr



745 MOURNING DOVE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	128,709
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	258,709
SOH/AGL Deduction	73,008
ASSESSED VALUE	185,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,701
TOTAL JUST VALUE	258,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514447	MTLROOF	6,500	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/1952	4/02/2025	FJ	U	I	11	0
GRANTOR: CAUSEY MARY LEE EST E						
GRANTEE: COOK TERRY L						
2764/1795	1/17/2025	PR	U	I	11	100
GRANTOR: COOK TERRY AS PR OF C						
GRANTEE: COOK TERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=1993] W12 S26 E12 FOP=[YR=1993] S4 E17 N4 W17 $ N26 $ S26 E17 S2 E26 N28 $.

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	000100	C	RES	0		RSF-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS