LOT 113
PT OR 881/1247
GA FDNA BEACH SUB PB 2/35

COOK DOROTHY E TRUSTEE
13819 HOLLAND PARK DRIVE
JACKSONVILLE, FL 32224

2025

00-00-31-134A-0113-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	06	MANSARD 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

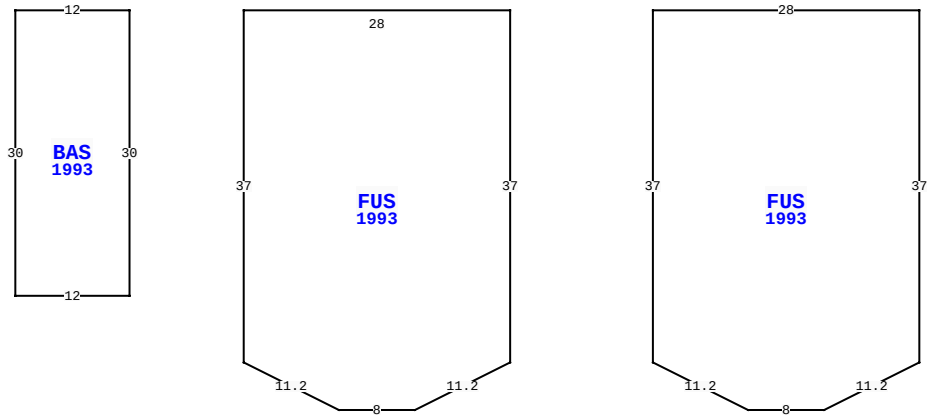
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1993	360	54,535
FUS	1,126	100	1993	1,126	170,575
FUS	1,126	100	1993	1,126	170,575
TOTALS	2,612			2,612	395,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,612	112.7952	178.22	465,511	1991	1993	0	0	0	15.00	85.00

1 SFR CUST – 0% - 0 Heated Area: 2612 HX Base Yr



345 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,684
TOTAL MARKET OB/XF VALUE	12,389
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,358,073
SOH/AGL Deduction	297,588
ASSESSED VALUE	1,060,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,060,485
TOTAL JUST VALUE	1,358,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,189,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062606	ELEC OTHER	250	11/28/2006
20060980	ELEC OTHER	300	05/08/2006
20020061	REPAIR/RRF	5,000	01/18/2002
9951-B	REPAIR/RRF	9,500	07/29/1996
8610	XFOB	1,384	10/04/1994
6178	NEW CONSTR	125,800	10/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0881/1247	5/05/1999	QC	U	I	09	100
GRANTOR: COOK HENRY W & DOROTH						
GRANTEE: COOK DOROTHY TRUSTE						
0460/0496	7/01/1985	MS	U	V		42,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W28 S37 D5 R10 E8 R10 U5 N37 $ PTR= W40
BAS=[YR=1993] W12 S30 E12 N30 $ E40 $ PTR= E15 FUS=[YR=1993]
E28 S37 L10 D5 W8 U5 L10 N37$ W15 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	0	0	0	831.00	SF	6.50	6.50	100	1994	1994	3	66	3,565	
3	0810	CONCRETE A	0	0	0	0	434.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,678	
4	1242	WD DECK A	0	0	27	13	351.00	SF	12.50	12.50	100	1991	1991	3	20	878	
5	1241	WD DECK G	0	0	0	0	311.00	UT	16.68	16.68	100	1991	1991	3	20	1,037	
6	1241	WD DECK G	0	0	0	0	66.00	UT	14.38	14.38	100	1991	1991	3	20	190	
7	1242	WD DECK A	0	0	10	15	150.00	SF	10.00	10.00	100	2003	2003	3	20	300	
8	0940	SHEDS/PORT	0	0	2	19	38.00	SF	30.00	30.00	100	2003	2003	3	20	228	
9	0940	SHEDS/PORT	0	0	3	9	27.00	SF	30.00	30.00	100	2003	2003	3	20	162	
10	0471	VINYL FNC	0	0	0	0	21.00	LF	32.00	32.00	100	2006	2006	3	66	444	

TOTAL OB/XF 10,862

LAND DESCRIPTION

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	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 09/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS

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2025

00-00-31-134A-0113-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

BLD DATE	03/24/2014	KK	LGL DATE
XF DATE			LAND DATE 04/24/2025 MLU
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NASSAU COUNTY PROPERTY

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0460/0496	7/01/1985	MS	U	V		42,000
GRANTOR:						
GRANTEE:						

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
11	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2006	2006	3	66	594	
12	0810	CONCRETE A	0	0	15	11	165.00	SF	6.50	6.50	100	2007	2007	3	87	933	

LAND DESCRIPTION

TOTAL OB/XF 1,527

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

REVIEW DATE 09/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS