

PT OF LOT 71 (S-2)
 IN OR 1554/529 (EX S-5)
 EX R/W OR 495/932

COOK ROY/COOK BRIAN KELLY
 2808 CLEVELAND AVE
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0071-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT										CONSTRUCTION										VALUATION SUMMARY																																																										
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																	
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 292,500 TOTAL MARKET VALUE 292,500 SOH/AGL Deduction 80,072 ASSESSED VALUE 212,428 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 212,428 TOTAL JUST VALUE 292,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 292,500																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1554/0529</td> <td>3/05/2008</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: COOK ROY LEWIS & LEND</td> </tr> <tr> <td colspan="7">GRANTEE: COOK ROY ETAL</td> </tr> <tr> <td>0873/0627</td> <td>3/08/1999</td> <td>WD</td> <td>Q</td> <td>V</td> <td>06</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: COOK ROY LEWIS & LEND</td> </tr> <tr> <td colspan="7">GRANTEE: COOK ROY LEWIS & LE</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1554/0529	3/05/2008	WD	Q	V	01	100	GRANTOR: COOK ROY LEWIS & LEND							GRANTEE: COOK ROY ETAL							0873/0627	3/08/1999	WD	Q	V	06	100	GRANTOR: COOK ROY LEWIS & LEND							GRANTEE: COOK ROY LEWIS & LE						
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EXTRA FEATURES																				BUILDING NOTES																																																										
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	BUILDING DIMENSIONS																																																													
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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	000100	C	RES	0	0002	R-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	250,000.00	250,000.00	292,500																																																													
REVIEW DATE 01/22/2024 BY KBA Total Acres: 1.17 Total Land Value: 292,500 Market: 0 Agricultural: 0 Common: 292,500 PRINTED 07/30/2025 BY SYS																																																																														