

COOK FAMILY TRUST/COOK GREGORY CO-TRUSTEE
85157 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0130-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	3108	HARDIE BRD 100 IRREGULAR 100			
Roof Structur	0305	COMP SHNGL 100 DRYWALL 100			
Roof Cover	1103	CLAY TILE 60			
Interior Wall	1403	CARPET 40			
Interior Floo	0304	CENTRAL 100 AIR DUCTED 100			
Air Condition		4 100			
Heating Type		2.5 100			
Bedrooms	02	WOOD FRAME 100			
Bathrooms					
Frame					
Stories	1.	1. 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,428	100	2014	2,428	346,142
FGR	483	55	2014	266	37,921
FOP	96	30	2014	29	4,134
FSP	252	40	2014	101	14,399
TOTALS	3,259			2,824	402,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,824	113.0880	149.28	421,567	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM - 100% - 2015
Heated Area: 2428
HX Base Yr 2015

BLD DATE
FOP DATE
FGR DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	402,596
TOTAL MARKET OB/XF VALUE	14,054
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	491,650
SOH/AGL Deduction	181,327
ASSESSED VALUE	310,323
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	259,601
TOTAL JUST VALUE	491,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,655

PERMIT NUMDESCRIPTIONAMTISSUED

B1428764C0 ISSUED008/28/2014

B1428764NEW CONSTR299,65005/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1672	6/15/2023	WD	U	I	11	100

GRANTOR: COOK GREGORY & LINDA

GRANTEE: COOK FAMILY TRUST

1935/17079/03/2014WDQI01279,200

GRANTOR: GP HOMES LLC

GRANTEE: COOK GREGORY & LIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FSP=[YR=2014] W22 S7 D5 R5 E17 N12 \$ S12 W17 U5 L5 N7 W14 S60 E11 S2 E12 N8 FOP=[YR=2014] E11 FGR=[YR=2014] S6 E21 N23 W21 S17 \$ N11 W6 S5 W5 S6 \$ N6 E5 N5 E6 N6 E21 N37 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF

14,054

REVIEW DATE 03/20/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS