PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 667/1846
(EX PT IN R/W)

COOK CLARENCE C
941182 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

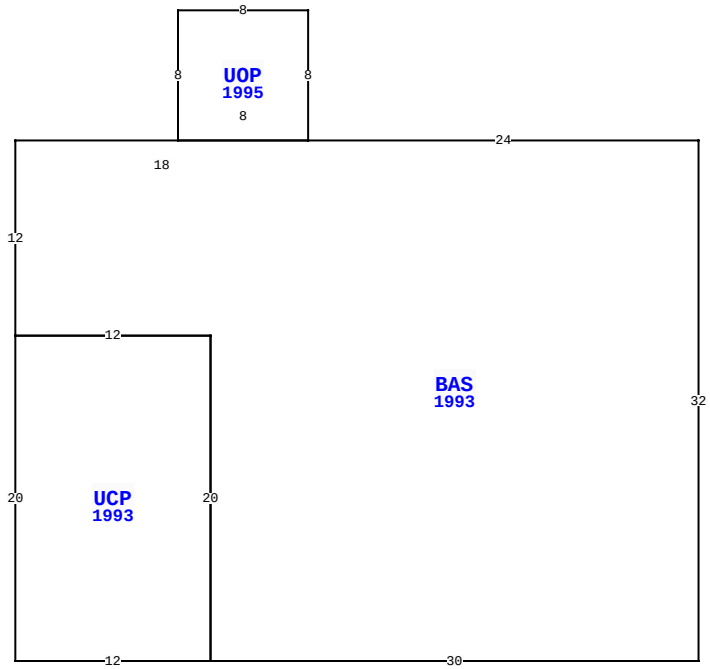
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	98,537
UCP	240	20	1993	48	4,285
UOP	64	20	1995	13	1,160
TOTALS	1,408			1,165	103,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,165	109.1800	109.18	127,195	1961	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2007 Heated Area: 1104 HX Base Yr 2007



941182 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		103,982
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		165,582
SOH/AGL Deduction		81,563
ASSESSED VALUE		84,019
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,297
TOTAL JUST VALUE		165,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1385	NEW CONSTR	1,000	12/01/1994
94 01352	REMODEL	27,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/1846	10/06/1992	QC	Q	I	01	100
GRANTOR: COOK CLARENCE C ETAL						
GRANTEE: COOK JUDY C ETAL &						
0368/0505	9/01/1982	QC	U	I	18	100
GRANTOR: COOK JUDY MAE CAMPBEL						
GRANTEE: COOK CLARENCE C ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1995] N8 W8 S8 E8 $ W18 S12
UCP=[YR=1993] S20 E12 N20 W12 $ E12 S20 E30 N32 $.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	40	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	100		RSF-	1144.00	140.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS