PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 68/188

COOK EDGAR L/E/
942690 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0043-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

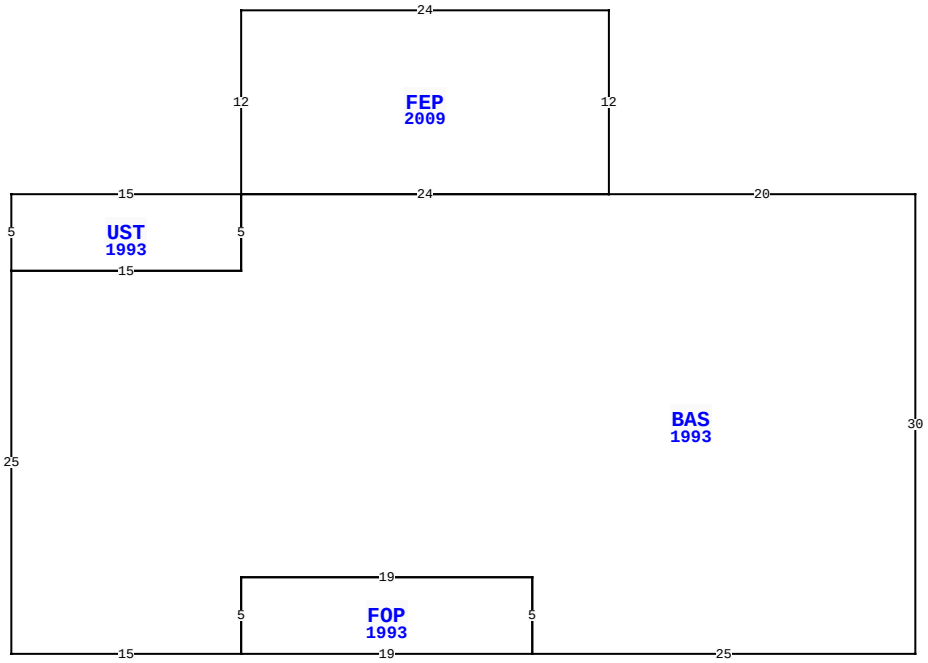
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	153,216
FEP	288	80	2009	230	22,025
FOP	95	30	1993	28	2,681
UST	75	45	1993	34	3,256
TOTALS	2,058			1,892	181,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	135.8280	135.83	256,990	1967	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 0 Heated Area: 1600 HX Base Yr



942690 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/03/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,036
TOTAL MARKET OB/XF VALUE		6,012
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		254,048
SOH/AGL Deduction		150,763
ASSESSED VALUE		103,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,563
TOTAL JUST VALUE		254,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1701778	H/AC	0	03/01/2017
R1615098	REPAIR/RRF	7,100	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2603/0600	11/14/2022	LE	U	I	11	100

GRANTOR: COOK EDGAR G & ELEANO
GRANTEE: COOK GERALD L & KAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20FEP=[YR=2009] N12 W24 S12 E24 $ W24
UST=[YR=1993] W15 S5 E15N5 $ S5 W15 S25 E15 FOP=[YR=1993]
E19 N5 W19 S5 $ N5 E19 S5 E25 N30 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0680	POLE SHED	0	100	24	22	584.00	SF	10.00	10.00	100	1983	1983	3	20	1,168	
3	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50	6.50	100	1983	1983	3	38	711	
4	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00	4.00	100	1990	1990	3	57	2,330	

LAND DESCRIPTION

TOTAL OB/XF 6,012

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	0004	RSF-	2134.00	166.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

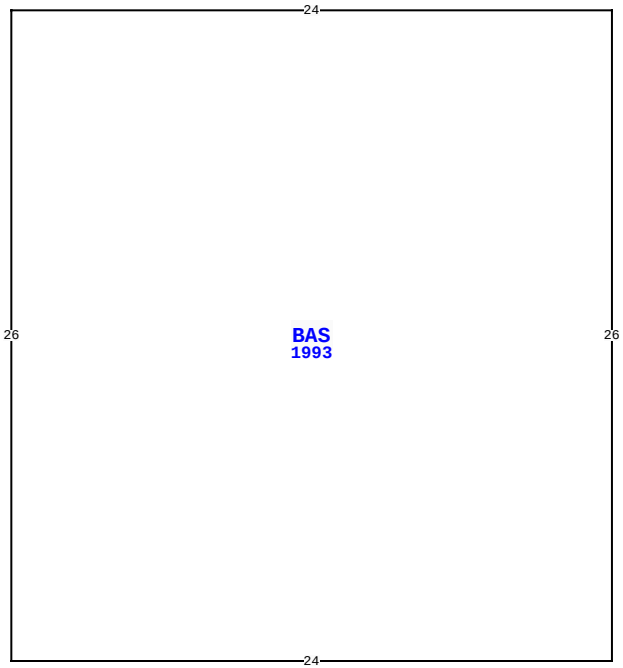
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	6,858
TOTALS	624			624	6,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	59.4000	21.98	13,716	1973	1973	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 624 HX Base Yr



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GRANTOR: COOK EDGAR G & ELEANO
GRANTEE: COOK GERALD L & KAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S26 E24 N26 $.

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

REVIEW DATE 07/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS