

LOT 9
IN OR 447 PG 521
FLORALA HOMES SUB PB 2/79

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

2025

40-2N-28-5040-0009-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 60,000 SOH/AGL Deduction 21,026 ASSESSED VALUE 38,974 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 38,974 TOTAL JUST VALUE 60,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000													
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM																														
NEIGHBORHOOD/LOC 4005.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES						OLD NASSAUVILLE RD, FERNANDINA BEACH										BLD DATE		LGL DATE		05/09/2025		MLU								
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														
LAND DESCRIPTION																	TOTAL OB/XF													
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		RSF-2100.00	175.00		1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000													
REVIEW DATE 05/09/2025 BY MLU																	Total Acres: 0.00		Total Land Value: 60,000		Market: 0		Agricultural: 0		Common: 60,000		PRINTED 07/30/2025 BY SYS			