

IN OR 1716/1257
EX KASIE HILL SUB PB 6/102
ESMT OR 1004/478

SHAW JACK L JR & TIFFANY T
95224 COOK ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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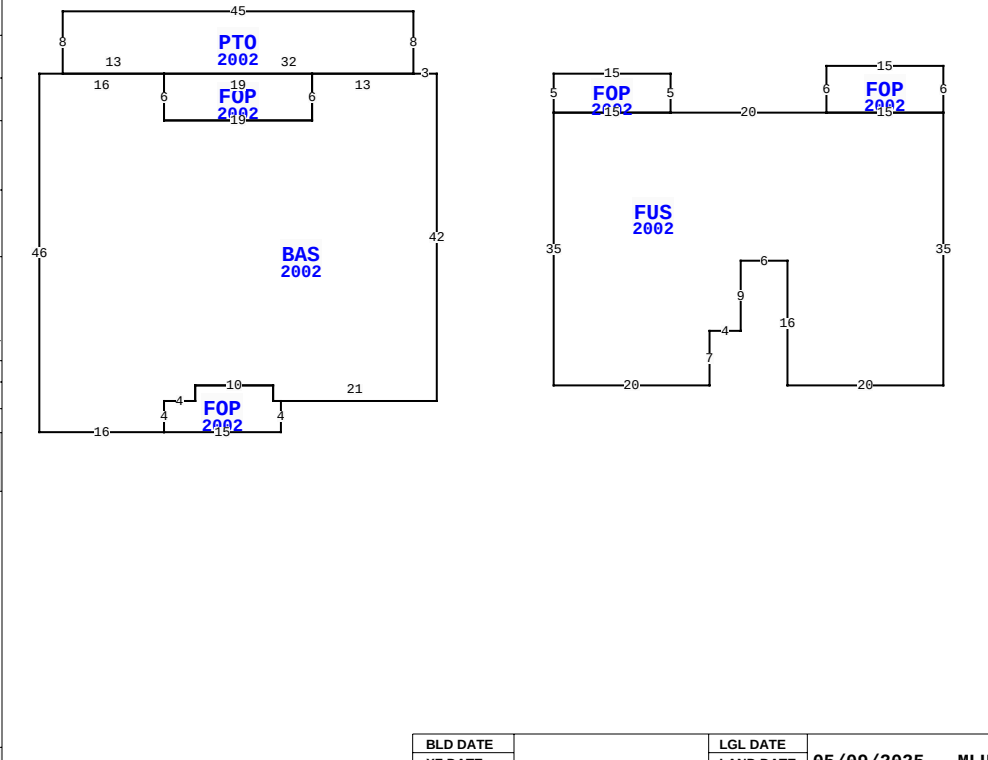
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2002	2,072	245,207
FOP	75	30	2002	22	2,604
FOP	80	30	2002	24	2,840
FOP	90	30	2002	27	3,195
FOP	114	30	2002	34	4,024
FUS	1,626	100	2002	1,626	192,426
PTO	360	5	2002	18	2,131
TOTALS	4,417			3,823	452,426

EXTRA FEATURES		
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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
1	0812	CONCRETE C	0	100	0	0	8,378.00	SF	4.00	4.00	100	2002	2002	3	80	26,810	
2	1128	BRICK 12"	0	100	12	4	48.00	SF	14.00	14.00	100	2002	2002	3	94	632	
3	0510	GARAGE WD-	0	100	27	22	594.00	SF	70.00	70.00	100	2002	2002	3	29	12,058	
4	0754	FOP	0	100	4	22	88.00	SF	15.00	15.00	100	2002	2002	3	20	264	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
6	0920	CWALL-WD/M	0	100	0	0	74.00	LF	390.00	390.00	100	2002	2002	3	20	5,772	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000131	C	RES CREEK	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,823	104.6115	138.09	527,918	2002	2002		0	0	0 14.30	85.70	
1 SNGL FAM - 100% - 2004 Heated Area: 3698 HX Base Yr 2004													



95224 COOK RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2025	MLU
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TOTAL OB/XF														48,511
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		452,426			
TOTAL MARKET OB/XF VALUE		48,511			
TOTAL LAND VALUE - MARKET		693,864			
TOTAL MARKET VALUE		1,194,801			
SOH/AGL Deduction		697,913			
ASSESSED VALUE		496,888			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		446,166			
TOTAL JUST VALUE		1,194,801			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,131,795			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618478	XFOB	12,600	10/31/2006
B0108965	NEW CONSTR	200,000	11/01/2001
984722	NEW CONSTR	90,260	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1716/1257	12/29/2010	WD	U	I	30	100	
GRANTOR: SHAW JACK L JR & TIFF							
GRANTEE: SHAW JACK L JR & TI							
0967/1208	1/22/2001	WD	Q	V		177,500	
GRANTOR: KUITENS FRANK D ETAL							
GRANTEE: SHAW JACK L JR							

BUILDING NOTES		
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BUILDING DIMENSIONS
BAS=[YR=2002] W3 PTO=[YR=2002] N8 W45 S8 E13 FOP=[YR=2002] S6 E19 N6 W19 \$ E32\$ W13 S6 W19 N6 W16 S46 E16 FOP=[YR=2002] E15 N4 W1 N2 W10 S2 W4 S4 \$ N4 E4 N2 E10 S2 E21 N42 \$ PTR=E15 FOP=[YR=2002] E15 S5 FUS=[YR=2002] E20 FOP=[YR=2002] N6 E15 S6 W15 \$ E15 S35 W20 N16W6 S9 W4 S7 W20 N35 E15 \$ W15 N5 \$ W15 \$.