

IN OR 1563/1997
ESMT OR 2226/1015

BERG RICHARD S & ANNE M
95174 COOK ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	40	15
BAL	100	15
BAS	680	100
FOP	152	30
FOP	18	30
FUS	576	100
FUS	308	100
SFB	302	80
TOTALS	2,176	1,878

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,878	104.4435	137.87	258,920	1984	2010	0	0	6.50	93.50
1 SNGL FAM - 100% - 2009						Heated Area: 1806		HX Base Yr 2009			
The floor plan diagram illustrates the layout of a single-family home with various rooms and their market values. The rooms and their values are: BAS 1993 (Bathroom), FOP 1993 (Front Porch), FUS 1993 (Front Utility), BAL 2015 (Back Living Area), SFB 2010 (Side Front Bedroom), FOP 2010 (Front Porch), FUS 2015 (Front Utility), and BAL 2015 (Back Living Area). The diagram includes dimensions for each room and hallway, such as 13, 10, 8, 10, 18, 32, 10, 6, 20, 10, 18, 32, 10,											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0300	BOAT DCK W	0	100	0	0	1,600.00	SF	40.00	40.00	
3	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	
4	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	
5	1076	TRELLIS A	0	100	11	24	264.00	SF	7.50	7.50	
6	1242	WD DECK A	0	100	0	0	310.00	SF	10.00	10.00	
7	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	
8	0317	DCK PLNG W	0	100	0	0	1.00	UT	1,000.00	1,000.00	
9	0920	CWALL-WD/M	0	100	0	0	125.00	LF	390.00	390.00	

95174 COOK RD, FERNANDINA BEACH					XF DATE						LAND DATE		05/09/2025	MLU
					INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890					
1,600.00	SF	40.00	40.00	100	2000	2000	3	27	17,280					
160.00	SF	26.00	26.00	100	1992	1992	3	20	832					
16.00	LF	115.00	115.00	100	2016	2016	3	70	1,288					
264.00	SF	7.50	7.50	100	2009	2009	3	52	1,030					
310.00	SF	10.00	10.00	100	2009	2009	3	35	1,085					
600.00	SF	10.00	10.00	100	2009	2009	3	35	2,100					
1.00	UT	1,000.00	1,000.00	100	2016	2016	3	70	700					
125.00	LF	390.00	390.00	100	2010	2010	3	40	19,500					

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						242,090					
TOTAL MARKET OB/XF VALUE						45,705					
TOTAL LAND VALUE - MARKET						777,600					
TOTAL MARKET VALUE						1,065,395					
SOH/AGL Deduction						659,887					
ASSESSED VALUE						405,508					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						354,786					
TOTAL JUST VALUE						1,065,395					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,008,964					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530066	ADDITION	33,408	03/01/2015
E1528955	NEW CONSTR	0	03/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1563/1997	4/29/2008	WD	Q	I		640,000			
GRANTOR: JORDAN MARY THWEATT									
GRANTEE: BERG RICHARD S & AN									
0417/0255	4/01/1984	WD	Q	V		21,400			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W19 BAS=[YR=1993] W13 S26 SFB=[YR=2010] S10 E6 FOP=[YR=2010] E6 N3 W6 S3 \$ N3 E6 S3 E20 N10 W32 \$ E32 N18 W19 N8 \$ S8 E19 N8 \$ PTR=E15FUS=[YR=2015] N4E1 N6 E10 BAL=[YR=2015] N4 E10 S4 W10 \$ E20 S6 E1 S4 BAL=[YR=2015] E10 S10 W10 N10 \$ W32\$FUS=[YR=1993] E32 S18 W32 N18 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100	0005	RSF	1108.00	550.00	108.00	FF	1.00