IN OR 2700/742

TAYLOR RONALD D & MARCELLA A L/E/
95210 COOK RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0004-0040

BUILDING CHARACTERISTICS

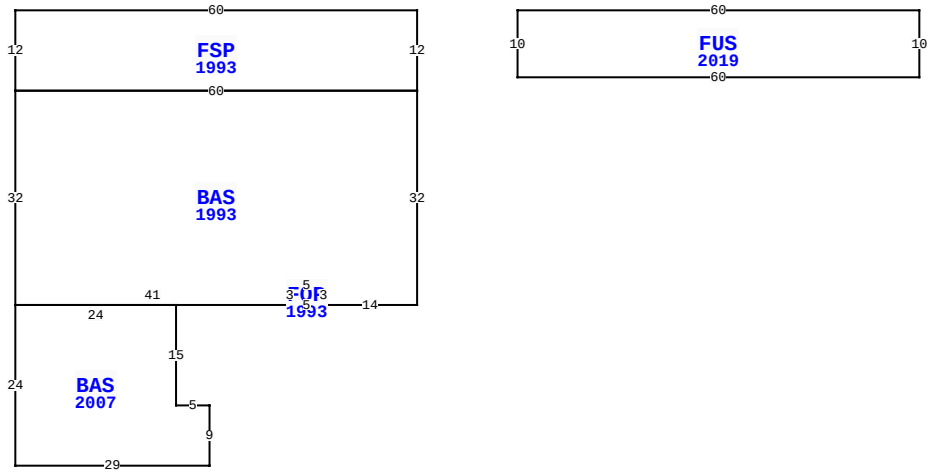
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,905	100	1993	1,905	215,914
BAS	621	100	2007	621	70,385
FOP	15	30	1993	4	453
FSP	720	40	1993	288	32,643
FUS	600	100	2019	600	68,005
TOTALS	3,861			3,418	387,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,418	99.2680	131.03	447,861	1986	1996	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2019 Heated Area: 3126 HX Base Yr 2019



95210 COOK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,495
TOTAL MARKET OB/XF VALUE		91,181
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		1,404,676
SOH/AGL Deduction		799,293
ASSESSED VALUE		605,383
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		554,661
TOTAL JUST VALUE		1,404,676
NCON VALUE		30,680
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,285,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240010017	NEW INGROUND SWIM	75,140	08/29/2024
B230005366	ADD BATH 166SF	27,783	04/25/2023
B2104255	STEEL BLDG W/LEAN	71,721	04/07/2021
B1902635	REPLACE SIDING	0	03/18/2019
981172	REPAIR/RRF	5,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/742	3/18/2024	LE	U	I	11	100
GRANTOR: TAYLOR RON & MARCELLA						
GRANTEE: TAYLOR RONALD D & M						
2645/548	5/21/2023	WD	U	I	11	100
GRANTOR: TAYLOR RONALD D & MAR						
GRANTEE: TAYLOR RON & MARCEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-60,12] S32 E41 N3 E5 S3 E14 N32 W60 $
FSP=[YR=1993;ORIG=0,0] W60 S12 E60 N12 $
BAS=[YR=2007;ORIG=-60,44] S24 E29 N9 W5 N15 W24 $
FUS=[YR=2019;ORIG=15,0] E60 S10 W60 N10 $
FOP=[YR=1993;ORIG=-19,44] E5 N3 W5 S3 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0810	CONCRETE A	0	100	21	19	399.00	SF	6.50	6.50	100	1986	1986	3	47	1,219	
2	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	1986	1986	3	20	1,848	
3	0300	BOAT DCK W	0	100	0	0	1,016.00	SF	40.00	40.00	100	2002	2002	3	29	11,786	
4	1124	CB/STC 4"	0	100	28	4	112.00	SF	6.50	6.50	100	1990	1990	3	57	415	
5	0812	CONCRETE C	0	100	0	0	2,370.00	SF	4.00	4.00	100	2009	2009	3	89	8,437	
6	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2015	2015	3	65	6,240	
7	0855	CONC PAVER	0	100	0	0	534.00	SF	10.00	10.00	100	2019	2019	3	97	5,180	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	
9	0855	CONC PAVER	0	100	31	12	372.00	SF	10.00	10.00	100	2019	2019	3	97	3,608	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2019	2019	3	82	1,230	

TOTAL OB/XF 44,063

LAND DESCRIPTION

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	000131	C	RES CREEK	100	0005	RSF-1	116.00	685.00	125.00	FF		1.00	1.00	0.90	8,000.00	7,200.00	900,000							

REVIEW DATE 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

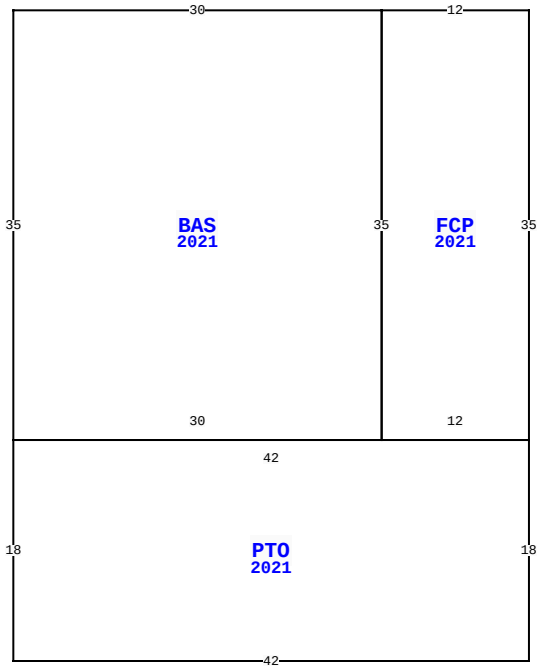
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2021	1,050	22,968
FCP	420	25	2021	105	2,297
PTO	756	5	2021	38	831
TOTALS	2,226			1,193	26,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,193	60.9500	22.55	26,902	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2019 Heated Area: 1050 HX Base Yr 2019



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GRANTEE: TAYLOR RONALD D & M						
2645/548	5/21/2023	WD	U	I	11	100
GRANTOR: TAYLOR RONALD D & MAR						
GRANTEE: TAYLOR RON & MARCEL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W12 BAS=[YR=2021] W30 S35 PTO=[YR=2021] S18 E42 N18 W42$ E30 N35 $ S35 E12 N35$.

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
11	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	100	2019	2019	3	82	3,838	
12	0462	ST/AL FNC	0	100	234	0	936.00	SF	10.00	10.00	100	2019	2019	3	87	8,143	
13	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
14	0465	FNC GT 15'	0	100	0	0	2.00	UT	450.00	450.00	100	2019	2019	3	94	846	
15	0350	CARPORT WD	0	100	31	12	372.00	SF	9.10	9.10	100	2021	2021	3	90	3,047	
16	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2025	2024		100	26,520	
17	0855	CONC PAVER	0	100	0	0	416.00	SF	10.00	10.00	100	2025	2024		100	4,160	

LAND DESCRIPTION

TOTAL OB/XF 47,118

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 02/08/2022 BY KW Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS