PT OF SUBLOT A
IN OR 562/804 & OR 1824/1158
D A COOK REPLAT OR 23/58

STRICKLAND ALVIN J & PEGGY D
95148 COOK ROAD
FERNANDINA BEACH, FL 32034

**2025**

**45-2N-28-5220-000A-0010**

## BUILDING CHARACTERISTICS

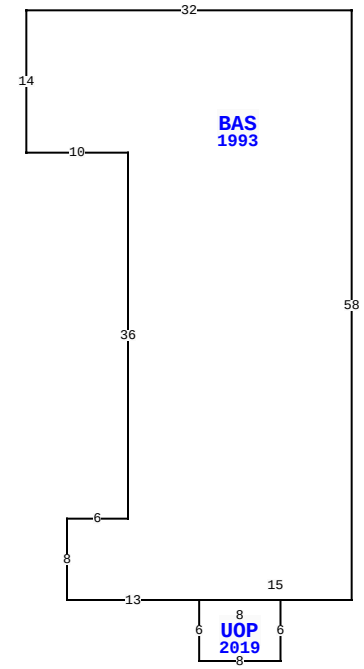
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,464 | 100 | 1993 | 1,464 | 70,194 |
| UOP | 48 | 20 | 2019 | 10 | 480 |
| TOTALS | 1,512 | | | 1,474 | 70,673 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,474 | 86.3940 | 86.39 | 127,339 | 1920 | 1950 | 0 | 0 | 0 | 44.50 | 55.50 |

1 SINGLE FAM – 100% - 1998 Heated Area: 1464 HX Base Yr 1998




95148 COOK RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 70,673 |
| TOTAL MARKET OB/XF VALUE | | 2,000 |
| TOTAL LAND VALUE - MARKET | | 1,672,000 |
| TOTAL MARKET VALUE | | 1,744,673 |
| SOH/AGL Deduction | | 1,500,645 |
| ASSESSED VALUE | | 244,028 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 193,306 |
| TOTAL JUST VALUE | | 1,744,673 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,637,244 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1824/1158 | 11/14/2012 | WD | U | V | 30 | 60,000 |
| GRANTOR: TURNER CAMELIA C | | | | | | |
| GRANTEE: STRICKLAND ALVIN J | | | | | | |
| 0562/0804 | 2/06/1989 | PR | Q | I | 01 | 60,000 |
| GRANTOR: HART GORDON ADMIN | | | | | | |
| GRANTEE: STRICKLAND A J & PD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 S14 E10 S36 W6 S8 E13 UOP=[YR=2019] S6 E8 N6 W8$ E15 N58$.

## 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 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 800 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 20 | 30 | 600.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,000

| 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 | 200.00 | 300.00 | 380.00 | FF | | 1.00 | 1.00 | 0.55 | 8,000.00 | 4,400.00 | 1,672,000 | | | | | | | |

REVIEW DATE 01/28/2020 BY KW Total Acres: 0.00 Total Land Value: 1,672,000 Market: 0 Agricultural: 0 Common: 1,672,000 PRINTED 07/30/2025 BY SYS