

SUB LOT B & PARCEL 4-1
IN OR 1972/1895
D A COOK REPLAT OR 23/58

MYERS JOHN E & ANN R
95158 COOK RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-5220-000B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	1,384	100	1993	1,384	223,843
BAS	24	100	2015	24	3,882
BAS	68	100	2015	68	10,998
BAS	72	100	2015	72	11,645
BAS	90	100	2015	90	14,556
BAS	270	100	2015	270	43,669
BAS	436	100	2015	436	70,517
DCK	620	10	2015	62	10,028
DCK	24	10	2025	2	324
FGR	576	55	2015	317	51,271

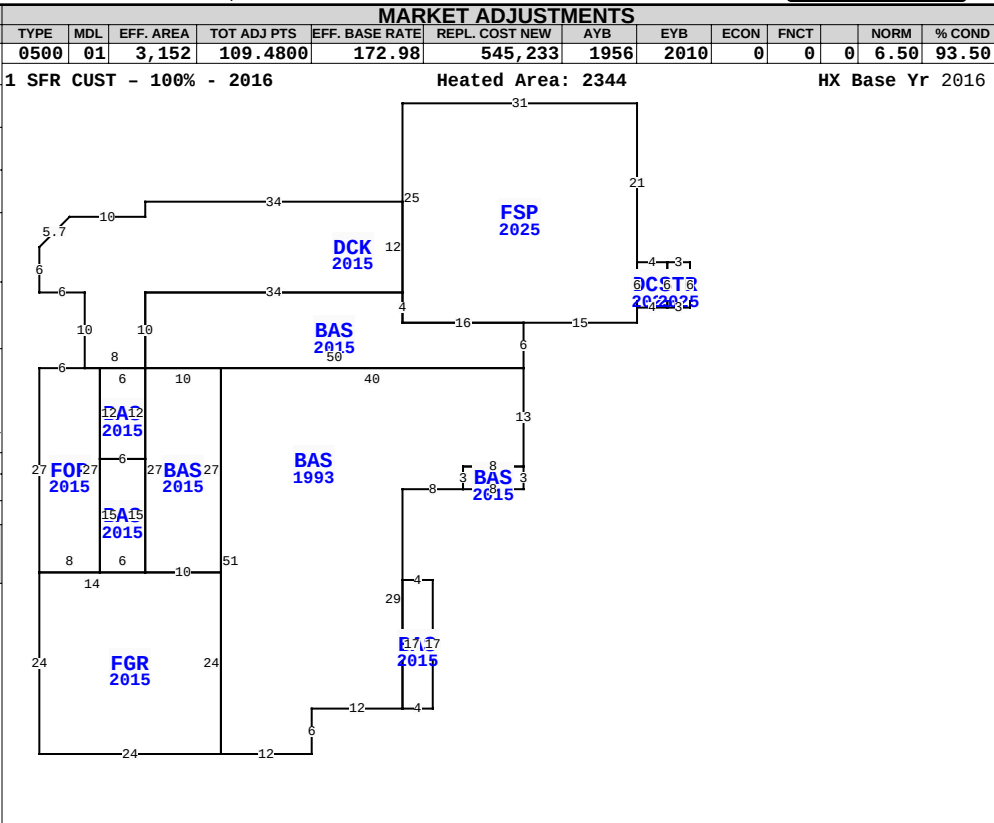
TOTALS 4,697 3,152 509,793

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0300	BOAT DCK W	0	100	390	6	2,340.00	SF	40.00	40.00	100	1994	1994	3	20	18,720	
3	1242	WD DECK A	0	100	16	18	288.00	SF	10.00	10.00	100	1994	1994	3	20	576	
4	0300	BOAT DCK W	0	100	12	12	144.00	SF	40.00	40.00	100	2008	2008	3	48	2,765	
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2008	2008	3	48	1,997	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2008	2008	3	31	713	
7	0855	CONC PAVER	0	100	0	0	3,483.00	SF	10.00	10.00	100	2015	2015	3	95	33,089	
8	0940	SHEDS/PORT	0	100	16	8	128.00	SF	37.50	37.50	100	2015	2015	3	65	3,120	
9	0462	ST/AL FNC	0	100	325	0	1,300.00	SF	10.00	10.00	100	2020	2020	3	90	11,700	
10	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	86	3,010	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1241.00	200.00	340.00	FF		1.00	1.00	0.80	8,000.00	6,400.00	2,176,000							



** This building has 13 Sub-Areas

95158 COOK RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		558,832	
TOTAL MARKET OB/XF VALUE		356,810	
TOTAL LAND VALUE - MARKET		2,176,000	
TOTAL MARKET VALUE		3,091,642	
SOH/AGL Deduction		2,340,083	
ASSESSED VALUE		751,559	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		700,837	
TOTAL JUST VALUE		3,091,642	
NCON VALUE		336,352	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,535,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003962	PORCH ADDITION W/	20,223	04/08/2024
B2004035	GARAGE	96,600	08/01/2020
B1530536	ADDITION	131,183	06/01/2015
B1530400	PARTDEMO	0	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1972/1895	4/08/2015	PR	U	I	30
					SALE PRICE
					550,000

GRANTOR: ROWLAND BRENDA C P/R
GRANTEE: MYERS JOHN E & ANN
1261/0502 9/23/2004 WD Q I 01 100
GRANTOR: BROWN EDNA L COOK
GRANTEE: BROWN JAMES L & LOU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,71] E12 N6 E12 N29 E8 N3 E8 N13 W40 S51 \$
FSP=[YR=2025;ORIG=-16,14] E16 E15 N2 N6 N21 W31 S25 S4 \$
DCK=[YR=2015;ORIG=-16,-2] W34 S2 W10 D4L4 S6 E6 S10 E8 N10 E34 N12 \$
FGR=[YR=2015;ORIG=-64,47] S24 E24 N24 W10 W14 \$
BAS=[YR=2015;ORIG=0,20] N6 W16 N4 W34 S10 E50 \$
BAS=[YR=2015;ORIG=-40,47] N27 W10 S27 E10 \$
FOP=[YR=2015;ORIG=-58,20] W6 S27 E8 N27 W2 \$
BAS=[YR=2015;ORIG=-50,47] N15 W6 S15 E6 \$
BAS=[YR=2015;ORIG=-50,32] N12 W6 S12 E6 \$
BAS=[YR=2015;ORIG=-16,65] E4 N17 W4 S17 \$

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