

SUB LOT D EX S-1
IN OR 2581/71
D A COOK REPLAT OR 23/58

LAMBERT GREGORY S & CAREY ELIZABETH
95103 ROYAL PALM COURT
FERNANDINA BEACH, FL 32034

2025

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
																VALUATION BY STANDARD																									
																Tax Group: 4					Tax Dist:					0															
																BUILDING MARKET VALUE										12,000															
																TOTAL MARKET OB/XF VALUE										88,000															
																TOTAL LAND VALUE - MARKET										100,000															
																TOTAL MARKET VALUE										14,200															
																SOH/AGL Deduction										85,800															
																ASSESSED VALUE										0															
																TOTAL EXEMPTION VALUE										85,800															
																BASE TAXABLE VALUE										100,000															
TOTAL JUST VALUE										0																															
NCON VALUE										78,000																															
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE																																									
DOR CODE 0001 VAC W/XFOB																																									
MAP NUM						MKT AREA						04																													
NEIGHBORHOOD/LOC 4005.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES						95177 COOK RD, FERNANDINA BEACH																																			
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	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1960	1960	3	100	6,000																											
2	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2023	1960		100	6,000																											
LAND DESCRIPTION						TOTAL OB/XF 12,000																																			
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	000100	C	RES	0	0005	RSF-	1131.00	230.00	0.88	AC		1.00	1.00	1.00	100,000.00	100,000.00	88,000																								
REVIEW DATE 09/08/2022 BY DJ						Total Acres: 0.88						Total Land Value: 88,000						Market: 0						Agricultural: 0						Common: 88,000						PRINTED 07/30/2025 BY SYS					