SUB LOT E R407601 & R407602
IN OR 1915/1343
D A COOK REPLAT OR 23/58

MAREADY EARLY R
95002 JASPER WAY
FERNANDINA BEACH, FL 32034

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

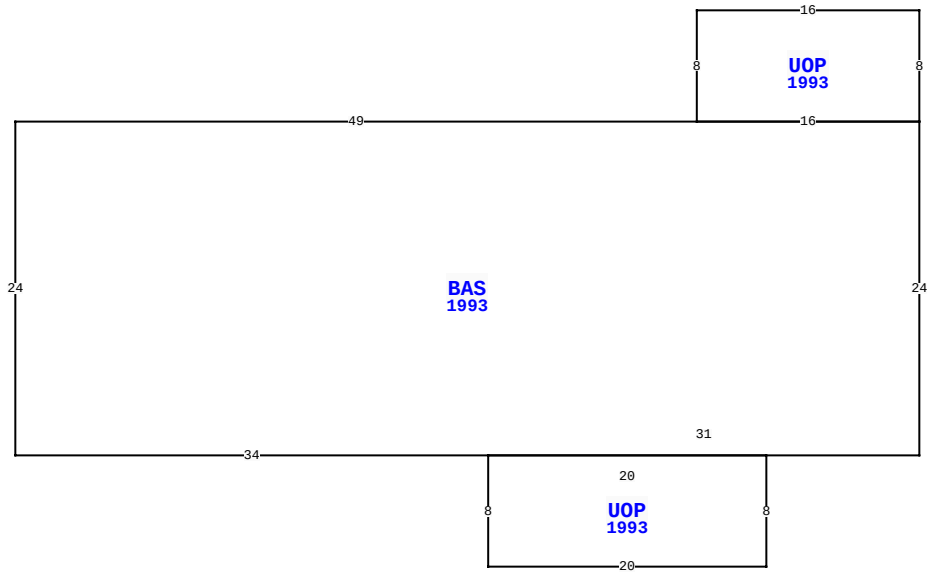
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	37,440
UOP	128	25	1993	32	768
UOP	160	25	1993	40	960
TOTALS	1,848			1,632	39,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,632	100.0000	80.00	130,560	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1560 HX Base Yr



95077 COOK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,168
TOTAL MARKET OB/XF VALUE	2,297
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	140,465
SOH/AGL Deduction	64,066
ASSESSED VALUE	76,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,399
TOTAL JUST VALUE	140,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1343	5/05/2014	QC	U	I	11	100
GRANTOR: LLOYD BETTY J						
GRANTEE: MAREADY EARLY R						
0941/0502	7/18/2000	WD	U	I	10	22,500
GRANTOR: READDICK HARRY D & MA						
GRANTEE: LLOYD LAYTON D & BE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W16 S8 BAS=[YR=1993] W49 S24 E34
UOP=[YR=1993] S8 E20 N8 W20 $ E31 N24 W16 $ E16 N8 $.

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	0940	SHEDS/PORT	0	0	6	9	54.00	SF	30.00	30.00	100	1980	1980	3	20	324	
2	0810	CONCRETE A	0	0	5	24	120.00	SF	6.50	6.50	100	1975	1975	3	25	195	
3	0810	CONCRETE A	0	0	20	24	480.00	SF	6.50	6.50	100	1990	1990	3	57	1,778	

LAND DESCRIPTION

TOTAL OB/XF 2,297

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	000100	C	RES	0	0005	RSF-	1220.00	235.00	0.99	AC		1.00	1.00	1.00	100,000.00	100,000.00	99,000							

REVIEW DATE 04/24/2020 BY KWA Total Acres: 0.99 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 07/30/2025 BY SYS