SUB LOT G
D A COOK REPLAT OR 23/58

JONES ORNEZ C
95018 COOK ROAD
FERNANDINA BEACH, FL 32034

2025

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

BUILDING CHARACTERISTICS

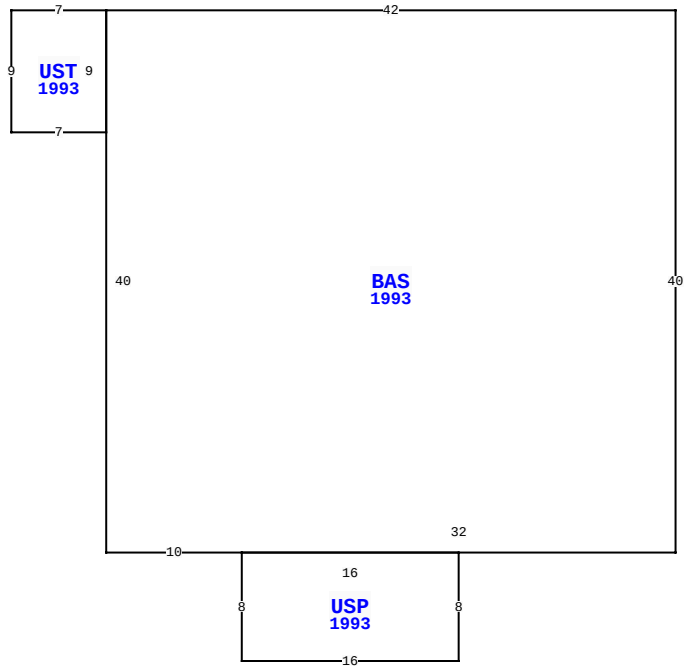
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,680	100	1993	1,680	85,672
USP	128	30	1993	38	1,938
UST	63	45	1993	28	1,428
TOTALS	1,871			1,746	89,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,746	94.0000	94.00	164,124	1955	1955	0	0	10	35.75	54.25

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr 2005



95018 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		89,037
TOTAL MARKET OB/XF VALUE		528
TOTAL LAND VALUE - MARKET		122,000
TOTAL MARKET VALUE		211,565
SOH/AGL Deduction		168,339
ASSESSED VALUE		43,226
TOTAL EXEMPTION VALUE	HX HB SL	43,226
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		211,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996046	CHNGE SRVC	0	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UST=[YR=1993] W7 S9 E7N9 $ S40 E10
USP=[YR=1993] S8 E16 N8 W16$ E32 N40$.

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	0680	POLE SHED	0	100	0	0	660.00	SF	4.00	4.00	100	1980	1980	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 528

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	100	0005	RSF-	1183.00	300.00	1.22	AC		1.00	1.00	1.00	100,000.00	100,000.00	122,000							

REVIEW DATE 12/09/2020 BY KW Total Acres: 1.22 Total Land Value: 122,000 Market: 0 Agricultural: 0 Common: 122,000 PRINTED 07/30/2025 BY SYS