SUB LOT H
D A COOK REPLAT
IN OR 1792/764

MAREADY EARLY R/THORP SHANNON ET AL
95002 JASPER WAY
FERNANDINA BEACH, FL 32034

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

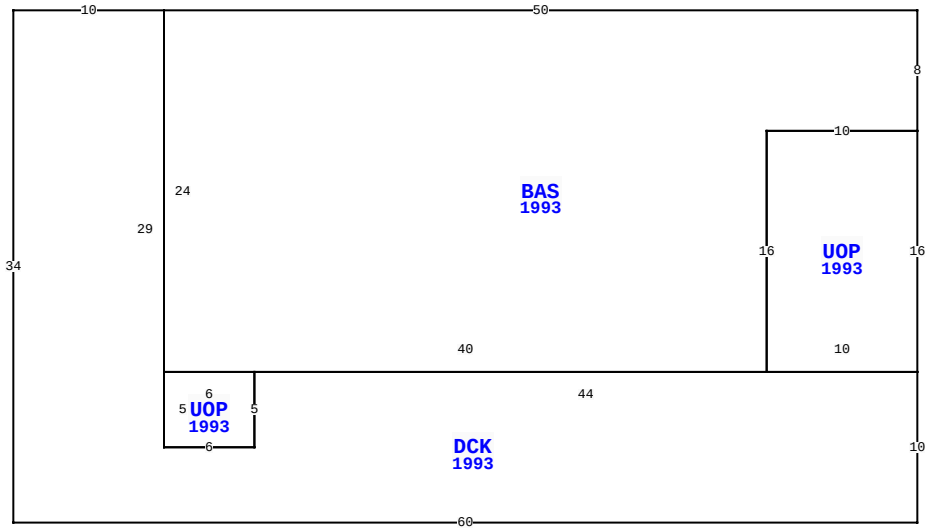
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	18,851
DCK	810	10	1993	81	1,468
UOP	30	20	1993	6	109
UOP	160	20	1993	32	580
TOTALS	2,040			1,159	21,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,159	60.4200	60.42	70,027	1947	1947	0	0	20	50.00	30.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1040 HX Base Yr 2012



95002 JASPER WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		31,114
TOTAL MARKET OB/XF VALUE		3,883
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		294,997
SOH/AGL Deduction		191,290
ASSESSED VALUE		103,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,985
TOTAL JUST VALUE		294,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8004	MH MOVE-ON	9,000	12/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1792/0764	5/01/2012	QC	U	I	11	100
GRANTOR: MAREADY EARLY R & CAM						
GRANTEE: MAREADY EARLY R ETA						
0585/0890	12/11/1989	WD	Q	I		18,000
GRANTOR: COOK JOHN E & LINDA						
GRANTEE: MAREADY EARLY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 DCK=[YR=1993] W10 S34 E60 N10
UOP=[YR=1993] N16 W10 S16 E10 $ W44 UOP=[YR=1993] S5 W6 N5 E6 $ S5 W6 N29 $ S24 E40 N16 E10 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	0300	BOAT DCK W	0	100	54	4	216.00	SF	20.00	20.00	100	2000	2000	3	27	1,166	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
3	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	22	352	
5	0756	FEP	0	100	18	10	180.00	SF	27.00	27.00	100	2005	2005	3	22	1,069	

LAND DESCRIPTION

TOTAL OB/XF 3,883

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-1	0.00	0.00	2.10	AC		1.00	1.00	1.00	100,000.00	100,000.00	210,000							
2	000131	C	RES CREEK	100	0005	RSF-1	25.00	400.00	25.00	FF		1.00	1.00	0.50	4,000.00	2,000.00	50,000							

REVIEW DATE 09/08/2022 BY DJX Total Acres: 2.10 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

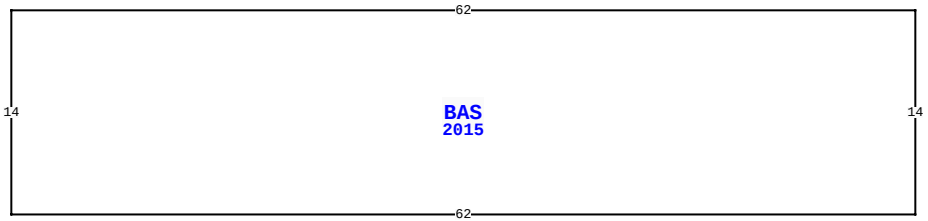
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2015	868	10,106
TOTALS	868			868	10,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	868	48.5100	38.81	33,687	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2012 Heated Area: 868 HX Base Yr 2012



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GRANTEE: MAREADY EARLY R						

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

95002 JASPER WAY, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W62 S14 E62 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/08/2022 BY DJX Total Acres: 2.10 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/30/2025 BY SYS