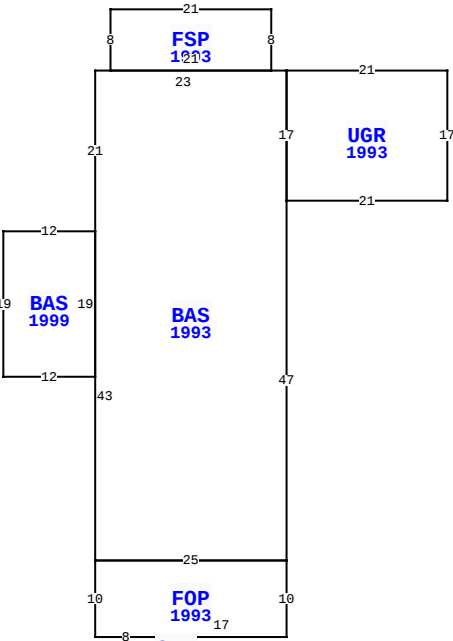


COOK EDWIN A SR EST
95068 COOK RD
FERNANDINA BEACH, FL 32034

45-2N-28-5220-000I-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	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 100					0100	01	2,133	116.6200	116.62	248,750	1950	1975	0	0	0	34.50	65.50	VALUATION BY					STANDARD											
RooF Structur	03	GABLE/HIP 100					1 SINGLE FAM - 0% - 2025										Heated Area: 1828					HX Base Yr					Tax Group: 4					Tax Dist:				
RooF Cover	05	COMP SHNGL 100															BUILDING MARKET VALUE					173,001														
Interior Wall	03	DRYWALL 100															TOTAL MARKET OB/XF VALUE					9,466														
Interior Floo	08	SHT VINYL 50															TOTAL LAND VALUE - MARKET					640,000														
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE					822,467														
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					0														
Heating Type	03	FORCED AIR 100															ASSESSED VALUE					822,467														
Bedrooms		2 100															TOTAL EXEMPTION VALUE					0														
Bathrooms		1.5 100															BASE TAXABLE VALUE					822,467														
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE					822,467														
Stories	1.	1. 100															NCON VALUE					0														
Units		0 100					INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100					PREVIOUS YEAR MKT VALUE					654,987																								
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	1,600	100	1993	1,600	122,218																															
BAS	228	100	1999	228	17,416																															
FOP	250	30	1993	75	5,729																															
FSP	168	40	1993	67	5,118																															
STP	15	10	1999	2	153																															
UGR	357	45	1993	161	12,298																															
TOTALS		2,618			2,133	162,931											BLD DATE				LGL DATE		05/09/2025		MLU											
EXTRA FEATURES							95068 COOK RD, FERNANDINA BEACH										XF DATE				LAND DATE															
																	INC DATE				AG DATE															
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	0300	BOAT DCK W	0	0	0	590.00	SF	40.00	40.00	100	1980	1980	3	20	4,720																					
2	0311	WD GANG WY	0	0	23	23.00	SF	45.00	45.00	100	1980	1980	3	20	207																					
3	0302	FLT DOCK C	0	0	26	182.00	SF	50.00	50.00	100	1995	1995	3	20	1,820																					
4	0810	CONCRETE A	0	0	17	170.00	SF	6.50	6.50	100	1990	1990	3	57	630																					
5	0350	CARPORT WD	0	0	13	390.00	SF	13.00	13.00	100	2001	2001	3	20	1,014																					
6	0322	BOAT LFT L	0	0	0	3.00	UT	1,125.00	1,125.00	100	2001	2001	3	20	675																					
7	0317	DCK PLNG W	0	0	0	2.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	400																					
TOTAL OB/XF 9,466																																				
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0	0005	RSF-	1160.00		160.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	640,000																			
REVIEW DATE 03/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 640,000 Market: 0 Agricultural: 0 Common: 640,000 PRINTED 07/30/2025 BY SYS																																				

SUB LOT I EX S-1
ESMT IN OR 391 PG 723
D A COOK REPLAT OR 23/58

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FERNANDINA BEACH, FL 32034

2025

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[illegible]