PT OF LOT I
IN OR 566 PG 879
D A COOK REPLAT OR 23/58

FOSTER STELLA KATHERINE COOK
95094 COOK ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-5220-000I-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

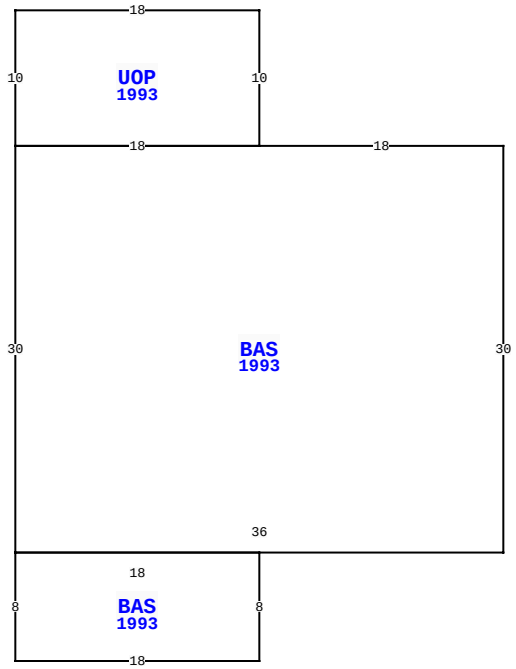
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	1993	144	12,918
BAS	1,080	100	1993	1,080	96,890
UOP	180	20	1993	36	3,229
TOTALS	1,404			1,260	113,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	107.1200	107.12	134,971	1984	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 1990 Heated Area: 1224 HX Base Yr 1990



95094 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		113,038
TOTAL MARKET OB/XF VALUE		3,999
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		192,037
SOH/AGL Deduction		107,562
ASSESSED VALUE		84,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,753
TOTAL JUST VALUE		192,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106453	ROOF	7,000	05/19/2021
R2104859	ROOF	7,000	04/19/2021
4943	XFOB	3,621	06/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0566/0879	3/31/1989	WD	Q	V	01	100

GRANTOR: COOK EDWIN A SR
GRANTEE: FOSTER STELLA COOK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N10 W18 S10 E18$ W18 S30
BAS=[YR=1993] S8 E18 N8 W18$ E36N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
3	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1990	1990	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 3,999

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-	1145.00	150.00	0.50	AC		1.00	1.00	1.50	100,000.00	150,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS