LOT 4
AMELIA MARSH SUB PB 4/104

HOOK EUGENE BYRON
2028 RUSSELL ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0080-0004-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

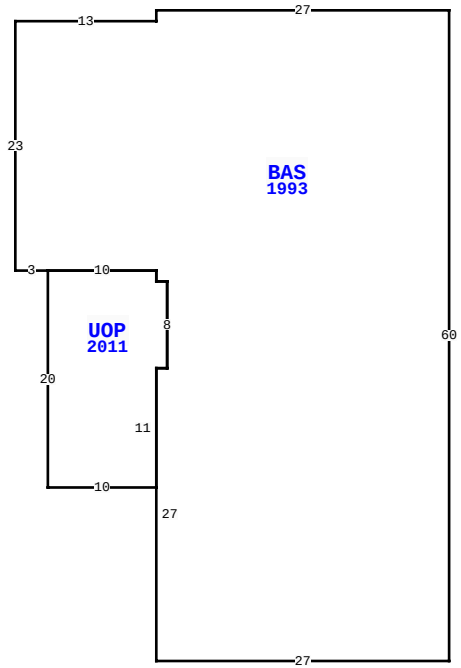
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1993	1,911	57,112
UOP	208	25	2011	52	1,554
TOTALS	2,119			1,963	58,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,963	117.2000	99.62	195,554	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 2024 Heated Area: 1911 HX Base Yr 2024



2028 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		58,666
TOTAL MARKET OB/XF VALUE		8,808
TOTAL LAND VALUE - MARKET		193,500
TOTAL MARKET VALUE		260,974
SOH/AGL Deduction		103,074
ASSESSED VALUE		157,900
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,489
TOTAL JUST VALUE		260,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5387	NEW CONSTR	650	09/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2674/1101	10/17/2023	FJ	U	I	11	0
GRANTOR: HOOK EUGENE A EST						
GRANTEE: HOOK EUGENE BYRON						
0549/0010	7/29/1988	WD	Q	V		11,000
GRANTOR: COLLIER JACK C						
GRANTEE: HOOK EUGENE & D A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S1 W13 S23 E3 UOP=[YR=2011] S20 E10 N11 E1 N8 W1 N1W10$ E10 S1 E1 S8 W1 S27 E27 N60 $.

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	0510	GARAGE WD-	0	100	35	30	1,050.00	SF	35.00	35.00	100	1988	1988	3	20	7,350	
2	0351	CARPORT MT	0	100	30	12	360.00	SF	6.60	6.60	100	1992	1992	3	20	475	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2005	2005	3	21	983	

LAND DESCRIPTION

TOTAL OB/XF 8,808

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		RSF-2	90.00	246.00	90.00	FF		1.00	1.00	1.00	2,150.00	2,150.00	193,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 193,500 Market: 0 Agricultural: 0 Common: 193,500 PRINTED 07/09/2026 BY SYS