LOT 6
EGANS BLUFF #3 PB 5/243

COOKE FAMILY TRUST/COOKE JAMES P TRUSTEE
2220 BERKLEY CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0006-0000

BUILDING CHARACTERISTICS

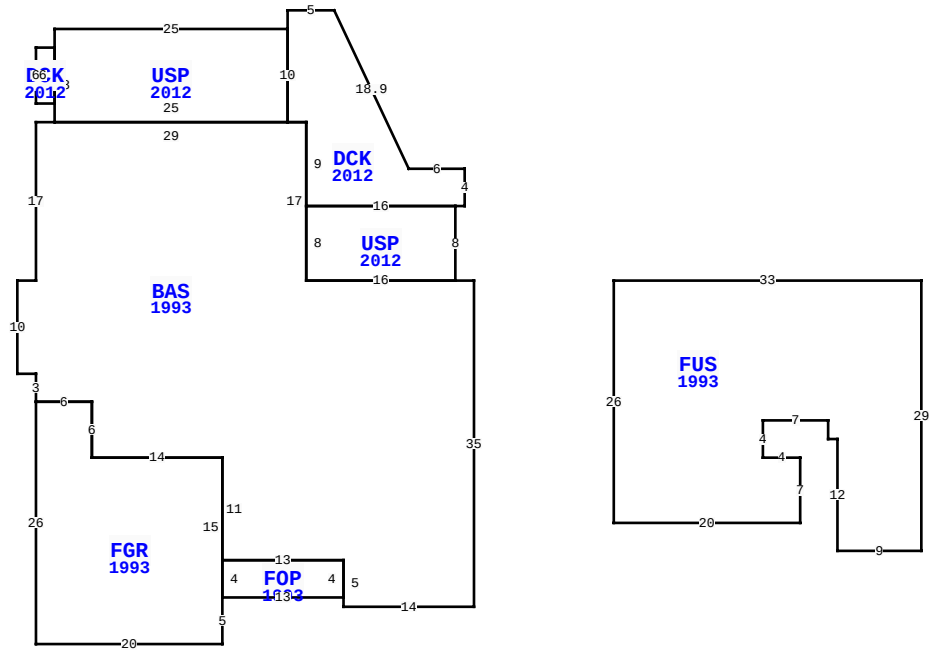
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	1993	1,737	261,944
DCK	12	10	2012	1	151
DCK	211	10	2012	21	3,167
FGR	436	55	1993	240	36,192
FOP	52	30	1993	16	2,412
FUS	827	100	1993	827	124,714
USP	128	30	2012	38	5,730
USP	250	30	2012	75	11,310
TOTALS	3,653			2,955	445,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,955	117.2885	163.03	481,754	1993	2010	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2024 Heated Area: 2564 HX Base Yr 2024



2220 BERKLEY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		445,622
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		777,442
SOH/AGL Deduction		27,953
ASSESSED VALUE		749,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		698,078
TOTAL JUST VALUE		777,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		759,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226497	SCRN ENCL	7,829	10/01/2012
B1226365	DECK	5,000	08/01/2012
B0922986	REPAIR/RRF	14,000	10/01/2009
8650	NEW CONSTR	88,397	01/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1226	7/13/2023	WD	Q	I	02	910,000
GRANTOR: JACKSON DANNY J & DON						
GRANTEE: COOKE FAMILY TRUST						
2191/1709	4/23/2018	WD	Q	I	02	475,000
GRANTOR: DONAHOE ROBERT E & DI						
GRANTEE: JACKSON DANNY J & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=2012] N8 DCK=[YR=2012] E1 N4 W6 U17 L8 W5 S2 USP=[YR=2012] W25 S2 DCK=[YR=2012] W2 S6 E2 N6$ S8 E25 N10$ S10 E2 S9 E16$ W16 S8 E16$ W16 N17W29 S17 W2 S10E2 S3 FGR=[YR=1993] S26 E20 N5 FOP=[YR=1993] E13 N4 W13 S4$ N15 W14N6 W6$ E6 S6 E14 S11 E13 S5 E14 N35$ PTR= E15 FUS=[YR=1993] E33 S29 W9 N12 W1 N2 W7 S4 E4 S7 W20 N26$ W15$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	0.00	0.00	1.00	LT		1.00	1.00	1.20	275,000.00	330,000.00	330,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/09/2026 BY SYS