LOT 40
IN OR 462 PG 210
ISLAND GROVE PHASE 2 PB 5/49

MCCOOK KENNETH C & DEBORAH A
2154 JEKYLL COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0040-0000

BUILDING CHARACTERISTICS

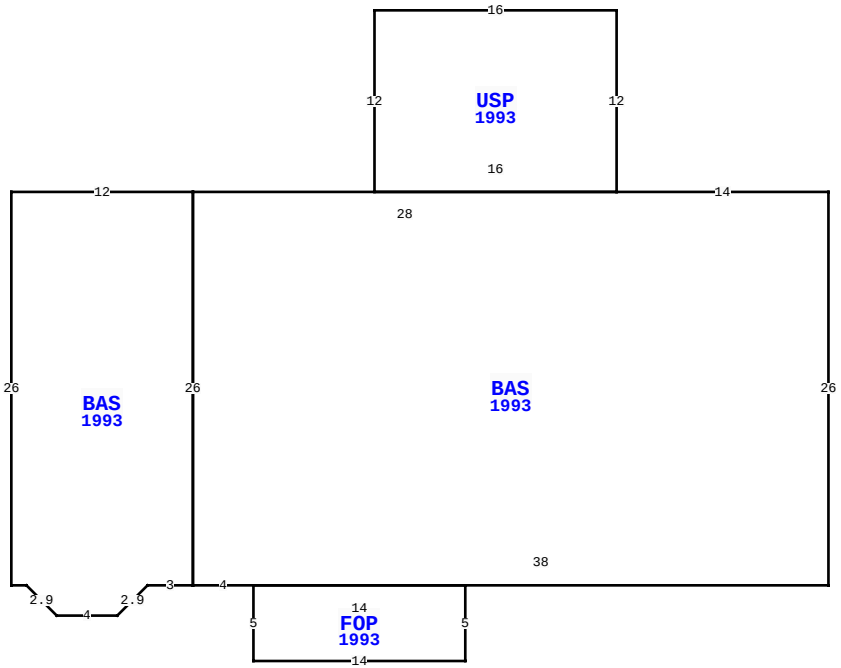
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	1993	324	47,519
BAS	1,092	100	1993	1,092	160,154
FOP	70	30	1993	21	3,080
USP	192	30	1993	58	8,507
TOTALS	1,678			1,495	219,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,495	128.7954	179.03	267,650	1985	1985	0	0	0	18.08	81.92

1 SNGL FAM 100% - 0 Heated Area: 1416 HX Base Yr 1986



2154 JEKYLL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		219,259
TOTAL MARKET OB/XF VALUE		540
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		424,799
SOH/AGL Deduction		327,348
ASSESSED VALUE		97,451
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		41,040
TOTAL JUST VALUE		424,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0462/0210	7/25/1985	WD	Q	I		50,900
GRANTOR: JOHUBOKE INC						
GRANTEE: MCCOOK KENNETH C &						
0462/0209	7/25/1985	WD	U	I	11	100
GRANTOR: TOLLISON HUGH K SR						
GRANTEE: JOHUBOKE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=1993] N12 W16 S12 E16 $ W28
BAS=[YR=1993] W12 S26 E1 D2 R2 E4 U2 R2 E3 N26 $ S26 E4
FOP=[YR=1993] S5 E14 N5 W14 $ E38 N26 $.

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	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00	30.00	100	1985	1985	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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-	2100.00	109.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS