

W125'0F E250' OF N60'0F LOT 71
IN OR 800 PG 320
MIRAMAR BEACH PB 2/61

COOK BRIAN K & CONNIE J
1630 1ST AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1460-0071-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	622	100	1999	622	88,206
FOP	151	30	1999	45	6,382
FST	36	55	1999	20	2,836
FST	490	55	2008	270	38,289
FUS	740	100	1999	740	104,940
FUS	1,290	100	1999	1,290	182,935

TOTALS 3,329 2,987 423,587

EXTRA FEATURES

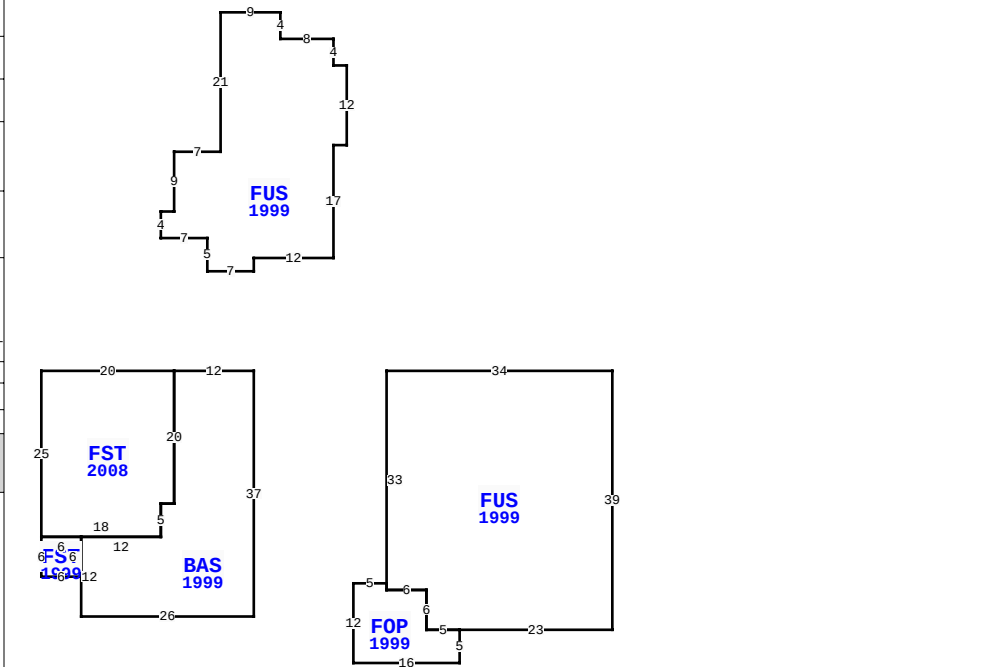
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	34	8	272.00	SF	13.00	13.00	100	1999	1999	3	20	707	
2	0968	STAIRS	0	100	11	5	55.00	SF	11.50	11.50	100	1999	1999	3	100	633	
3	1243	WD DECK F	0	100	6	3	18.00	SF	8.00	8.00	100	1999	1999	3	20	29	
4	1076	TRELLIS A	0	100	9	12	108.00	SF	7.50	7.50	100	2001	2001	3	85	689	
6	1242	WD DECK A	0	100	22	9	198.00	SF	10.00	10.00	100	2001	2001	3	20	396	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	R-1	60.00	125.00	60.00	FF		1.00	1.00	0.75	5,500.00	4,125.00	247,500							

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,987	116.8608	162.44	485,208	1999	1999		0	0	12.70	87.30
1 SNGL FAM			100% - 2000			Heated Area: 2652			HX Base Yr 2000			



1630 1ST AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/28/2026 MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										423,587				
TOTAL MARKET OB/XF VALUE										2,454				
TOTAL LAND VALUE - MARKET										247,500				
TOTAL MARKET VALUE										673,541				
SOH/AGL Deduction										356,012				
ASSESSED VALUE										317,529				
TOTAL EXEMPTION VALUE										51,411				
BASE TAXABLE VALUE										266,118				
TOTAL JUST VALUE										673,541				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										637,392				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053046	6'WOOD FENCE	1,000	11/18/2005
983733	NEW CONSTR	95,000	05/14/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0800/0320	7/17/1997	WD	Q	V	06	100			

GRANTOR: COOK ROY L & LENDA
GRANTEE: COOK BRIAN & CONNIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FST=[YR=2008] W20 S25 FST=[YR=1999] S6 E6 N6 W6 \$ E18 N5 E2 N20 \$ S20 W2 S5 W12 S12 E26 N37 \$ PTR= E20 FUS=[YR=1999] E34 S39 W23 FOP=[YR=1999] S5 W16 N12 E5 S1 E6 S6 E5 \$ W5 N6 W6 N33\$W20 \$ PTR= N15 FUS=[YR=1999] N2 E12 N17 E2 N12 W2 N4 W8 N4 W9 S21 W7 S9 W2 S4 E7 S5 E7 \$ S15 \$.

Market: 0 Agricultural: 0 Common: 247,500 PRINTED 07/09/2026 BY SYS