

COKER FAMILY TRUST/COKER DAVID KYLE TRUSTEE
2052 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1510-0008-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 2								Tax Dist:							
BUILDING MARKET VALUE								798,173							
TOTAL MARKET OB/XF VALUE								93,722							
TOTAL LAND VALUE - MARKET								708,850							
TOTAL MARKET VALUE								1,600,745							
SOH/AGL Deduction								315,511							
ASSESSED VALUE								1,285,234							
TOTAL EXEMPTION VALUE								HX HB		51,411					
BASE TAXABLE VALUE								1,233,823							
TOTAL JUST VALUE								1,600,745							
NCON VALUE								71,922							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								1,483,621							
PERMIT NUM				DESCRIPTION				AMT			ISSUED				
2024-0276				ENO/ADD				500,000			07/17/2024				
20160512				SWIM POOL				42,772			02/25/2016				
20061694				H/AC				6,000			07/17/2006				
20061177				OTHER				600			05/25/2006				
20060829				ELEC OTHER				2,000			04/20/2006				
20060695				NEW CONSTR				100,000			04/04/2006				
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S	N CD	SALE PRICE						
2720/570		4/30/2024		SW	U	I	11	100							
GRANTOR: COKER DAVID KYLE & JA															
GRANTEE: COKER FAMILY TRUST															
2720/555		4/30/2024		SW	U	I	30	1,218,300							
GRANTOR: COKER JACK D JR & SUS															
GRANTEE: COKER DAVID KYLE &															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1999;ORIG=-57,46] E18 S2 E13 N4 E19 N11 E7 N17 W13 N2 W26 S2 W18 S30 \$															
FUS=[YR=2007;ORIG=0,-15] N2 W3 U33R7 E8 N10 E18 S9 S21 W18 S13 W3 S2 W9 \$															
FGR=[YR=1999;ORIG=-26,48] S32 E25 N36 W25 S4 \$															
FUS=[YR=1999;ORIG=30,-51] E26 N9 E13 S17 W7 S11 W24 N4 W8 N15 \$															
BAS=[YR=2007;ORIG=-65,26] D33L7 E3 S2 E9 N2 E3 N13 N20 W8 \$															
FSP=[YR=2026;ORIG=0,17] E13 N17 W13 S16 S1 \$															
BAL=[YR=2007;ORIG=4,-50] U17R5 E21 S7 W18 S10 W8 \$															
FSP=[YR=2000;ORIG=0,0] W13 S2 S14 E13 N16 \$															
UOP=[YR=2016;ORIG=-13,2] W6 S6 W20 S6 E26 N12 \$															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
08,750															
100															
Common: 708,850															
PRINTED 07/09/2026 BY SYS															

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2
ELEMENT		CD	CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY											
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