

COOK KAREN L
2218 1ST AVENUE UNIT B
FERNANDINA BEACH, FL 32034

00-00-31-155H-0003-0020

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				183,058					
TOTAL MARKET OB/XF VALUE				0					
TOTAL LAND VALUE - MARKET				180,000					
TOTAL MARKET VALUE				363,058					
SOH/AGL Deduction				45,950					
ASSESSED VALUE				317,108					
TOTAL EXEMPTION VALUE				HX HB		51,411			
BASE TAXABLE VALUE				265,697					
TOTAL JUST VALUE				363,058					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				358,462					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
20200116		12X20 PAVIL		5,796		03/06/2020			
20121224		ROOF		4,000		06/22/2012			
20111421		XFOB		2,150		08/18/2011			
20061092		REPAIR/RRF		694		05/17/2006			
2004364		REPAIR/RRF		5,000		11/15/2000			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2851/0647		1/16/2026		QC	U	I	11	100	
GRANTOR: ROMERO CLARENCE M									
GRANTEE: COOK KAREN L									
2304/0191		9/16/2019		WD	Q	I	01	327,500	
GRANTOR: NEIDIG STEPHANIE E									
GRANTEE: ROMERO CLARENCE & K									
BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2020] W19 S3 W5 S3 FST=[YR=1994] S5 BAS=[YR=1994] S15 E4 FOP=[YR=1994] S46 E3 N28 E3 N18 W6 \$ E6 S18 W3 S28 E17 N61 W24 \$ E5 N5 W5 \$ E5 S5 E19 N11 \$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80,000									
Common: 180,000				PRINTED 07/09/2026 BY SYS					