

LOTS E & 3 IN OR 2218/1384
(EX UTILITY ESMT IN
IN OR 1866/946

GOULD JEFFREY B
1711 COTSWOLD DR
ORLANDO, FL 32825

2026

39-2N-28-5020-000E-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2											
Exterior Wall	17	CB STUCCO 70	1721	04	3,168	140.2565	240.89	763,140	2004	2004	0	0	0	18.00	82.00	VALUATION BY STANDARD										
Exterior Wall	19	COMMON BRK 30	1 MDL OFFICE 0% - 0													Heated Area: 3097										
Roof Structure	04	WOOD TRUSS 100														HX Base Yr										
Roof Cover	11	SLATE 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	03	CONC FINSH 100																								
Ceiling	02	F.NOT SUS 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Fixtures	03	9 100																								
Frame	03	MASONRY 100																								
Story Height		10 100																								
RMS		10 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			06	Quality Level 06																						
DOR CODE			1720 MEDICAL OFFICE																							
MAP NUM			MKT AREA													04										
NEIGHBORHOOD/LOC			4002.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,958	100	2004	1,958	386,764																					
BAS	376	100	2005	376	74,272																					
CAN	90	30	2005	27	5,333																					
FST	88	50	2004	44	8,691																					
FUS	430	100	2013	430	84,938																					
SFB	416	80	2005	333	65,777																					
TOTALS			3,358		3,168	625,775																				
EXTRA FEATURES						474256 SR 200, FERNANDINA BEACH																				
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	0920	CWALL-WD/M	0	0	0	0	28.00	LF	390.00	390.00	100	2004	2004	3	20	2,184										
2	0803	ASPHALT C	0	0	0	0	6,372.00	SF	2.00	2.00	100	2004	2004	3	50	6,372										
3	0810	CONCRETE A	0	0	0	0	497.00	SF	6.50	6.50	100	2004	2004	3	82	2,649										
4	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	100	1,500										
5	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2004	2004	3	86	215										
6	0855	CONC PAVER	0	0	0	0	308.00	SF	10.00	10.00	100	2012	2012	3	91	2,803										
7	0351	CARPORT MT	0	0	20	18	360.00	SF	5.90	5.90	100	2019	2019	3	78	1,657										
8	0425	CL FNC 8'	0	0	0	0	48.00	LF	10.65	10.65	100	2019	2019	3	92	470										
9	0446	BOX FNC 6'	0	0	0	0	124.00	LF	20.00	20.00	100	2019	2019	3	78	1,934										
10	0446	BOX FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	2019	2019	3	78	499										
LAND DESCRIPTION						TOTAL OB/XF										20,283										
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	001901	C	MEDICAL OF	0		CN	0.00	0.00	20,250.00	SF		1.00	1.00	1.00	15.00	15.00	303,750									
REVIEW DATE 01/01/2023 BY CD																										
Total Acres: 0.46 Total Land Value: 303,750 Market: 0 Agricultural: 0 Common: 303,750 PRINTED 07/09/2026 BY SYS																										

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