



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 1														
Exterior Wall	10	ABOVE AVG 60	0500	01	4,343	97.6800	162.15	704,217	2003	2013	0	0	0	5.70	94.30	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 40	1 SFR CUST 100% - 2026													Heated Area: 4029													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2026													
Roof Cover	03	COMP SHNGL 50																											
Roof Cover	12	MODULAR MT 50																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM																													
NEIGHBORHOOD/LOC		4005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,329	100	2003	2,329	356,121																								
BAS	280	100	2015	280	42,814																								
FOP	210	30	2003	63	9,633																								
FOP	42	30	2004	13	1,988																								
FOP	793	30	2015	238	36,392																								
FUS	1,420	100	2003	1,420	217,129																								
TOTALS	5,074			4,343	664,077																								
EXTRA FEATURES						95250 COOK RD, 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												
2	0300	BOAT DCK W	0	100	0	0	2,025.00	SF	40.00	40.00	100	2002	2002	3	28	22,680													
3	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2016	2016	3	65	1,196													
4	0303	FLT DOCK W	0	100	12	20	240.00	SF	26.00	26.00	100	2016	2016	3	75	4,680													
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2002	2002	3	20	300													
6	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	5,950													
8	0510	GARAGE WD-	0	100	38	24	912.00	SF	35.00	35.00	100	2003	2003	3	29	9,257													
10	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000													
16	0911	SCRN RM A	0	100	66	24	1,584.00	SF	18.00	18.00	100	2015	2015	3	60	17,107													
19	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2016	2016	3	65	2,600													
20	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2016	2016	3	65	1,622													
LAND DESCRIPTION						TOTAL OB/XF 116,392																							
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	000131	C	RES CREEK	100	0005	RSF-	1130.00	765.00	130.00	FF		1.00	1.00	0.90	8,000.00	7,200.00	936,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 936,000 Market: 0 Agricultural: 0 Common: 936,000 PRINTED 07/09/2026 BY SYS																													