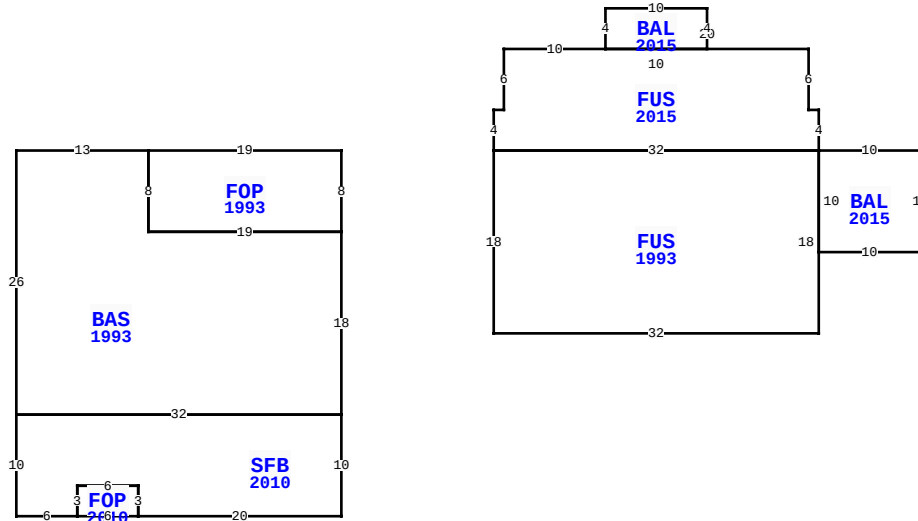




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,878	104.4435	145.18	272,648	1984	2010	0	0	0	7.00	93.00	
1 SNGL FAM 100% - 2009				Heated Area: 1806				HX Base Yr 2009					



NEIGHBORHOOD/LOC 4005.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2015	6	810
BAL	100	15	2015	15	2,026
BAS	680	100	1993	680	91,811
FOP	152	30	1993	46	6,211
FOP	18	30	2010	5	675
FUS	576	100	1993	576	77,770
FUS	308	100	2015	308	41,585
SFB	302	80	2010	242	32,675
TOTALS	2,176			1,878	253,563

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984
2	0300	BOAT DCK W	0	100	0	0	1,600.00	SF	40.00	40.00	100	2000	2000
3	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1992	1992
4	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2016	2016
5	1076	TRELLIS A	0	100	11	24	264.00	SF	7.50	7.50	100	2009	2009
6	1242	WD DECK A	0	100	0	0	310.00	SF	10.00	10.00	100	2009	2009
7	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2009	2009
8	0317	DCK PLNG W	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2016	2016
9	0920	CWALL-WD/M	0	100	0	0	125.00	LF	390.00	390.00	100	2010	2010

95174 COOK RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												253,563	
TOTAL MARKET OB/XF VALUE												42,688	
TOTAL LAND VALUE - MARKET												777,600	
TOTAL MARKET VALUE												1,073,851	
SOH/AGL Deduction												657,394	
ASSESSED VALUE												416,457	
TOTAL EXEMPTION VALUE												51,411	
BASE TAXABLE VALUE												365,046	
TOTAL JUST VALUE												1,073,851	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												1,065,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530066	ADDITION	33,408	03/01/2015
E1528955	NEW CONSTR	0	03/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1563/1997	4/29/2008	WD	Q	I		640,000	
GRANTOR: JORDAN MARY THWEATT							
GRANTEE: BERG RICHARD S & AN							
0417/0255	4/01/1984	WD	Q	V		21,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=1993] W19 BAS=[YR=1993] W13 S26 SFB=[YR=2010] S10 E6 FOP=[YR=2010] E6 N3 W6 S3 \$ N3 E6 S3 E20 N10 W32 \$ E32 N18 W19 N8 \$ S8 E19 N8 \$ PTR=E15FUS=[YR=2015] N4E1 N6 E10 BAL=[YR=2015] N4 E10 S4 W10 \$ E20 S6 E1 S4 BAL=[YR=2015] E10 S10 W10 N10 \$ W32\$FUS=[YR=1993] E32 S18 W32 N18 \$ W15 \$.													

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
1	000131	C	RES CREEK	100	0005	RSF	1108.00	550.00	108.00	FF		1.00	1.00
TOTAL OB/XF 42,688													
TOTAL ADJ 0.90													
UNIT PRICE 8,000.00													
ADJ UNIT PRICE 7,200.00													
LAND VALUE 777,600													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													