



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	10	ABOVE AVG 100	0900	01	3,418	99.2680	137.98	471,616	1986	1996	0	0	0	14.00	86.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2019													Heated Area: 3126													HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100														FUS 2019																									
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	11	CLAY TILE 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100	BAS 1993													BAS 2007																									
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.5	1.5 100																																							
Units		0 100																																							
BUD8 Adjustme	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC			4005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,905	100	1993	1,905	226,053																																				
BAS	621	100	2007	621	73,690																																				
FOP	15	30	1993	4	475																																				
FSP	720	40	1993	288	34,175																																				
FUS	600	100	2019	600	71,198																																				
TOTALS			3,861		3,418	405,590																																			
EXTRA FEATURES						95210 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	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	1986	1986	3	20	1,848																									
3	0300	BOAT DCK W	0	100	0	0	1,016.00	SF	40.00	40.00	100	2002	2002	3	28	11,379																									
4	1124	CB/STC 4"	0	100	28	4	112.00	SF	6.50	6.50	100	1990	1990	3	54.5	397																									
6	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2015	2015	3	60	5,760																									
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900																									
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2019	2019	3	78	1,170																									
11	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	100	2019	2019	3	78	3,650																									
15	0350	CARPORT WD	0	100	31	12	372.00	SF	13.00	13.00	100	2021	2021	3	86	4,159																									
16	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000																									
LAND DESCRIPTION						TOTAL OB/XF 82,263																																			
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	1116.00	685.00	125.00	FF		1.00	1.00	0.90	8,000.00	7,200.00	900,000																								
REVIEW DATE 01/01/2023 BY CD																																									
Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/09/2026 BY SYS																																									

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																	
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Exterior Wall	25	MOD METAL 100								6500	01	1,193	60.9500	23.77	28,358	2021	2021	0	0	0	4.00	96.00	VALUATION BY														
Roof Structur	10	STEEL FRME 100								2 GARAGE RES 100% - 2019														Heated Area: 1050													
Roof Cover	12	MODULAR MT 100																						HX Base Yr 2019													
Interior Wall	07	NONE 100																																			
Interior Floo	03	CONC FINSH 100																																			
Air Condition	01	NONE 100																																			
Heating Type	01	NONE 100																																			
Bedrooms		0 100																																			
Bathrooms		0 100																																			
Frame	05	STEEL 100																																			
Stories	1.	1. 100																																			
Units		0 100																																			
Occupancy	00	NONE 100																																			