

MYERS JOHN E & ANN R
95158 COOK RD
FERNANDINA BEACH, FL 32034

45-2N-28-5220-000B-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4			
VALUATION SUMMARY															
VALUATION BY						STANDARD									
Tax Group: 4						Tax Dist:									
BUILDING MARKET VALUE						583,903									
TOTAL MARKET OB/XF VALUE						171,977									
TOTAL LAND VALUE - MARKET						2,176,000									
TOTAL MARKET VALUE						2,931,880									
SOH/AGL Deduction						2,160,029									
ASSESSED VALUE						771,851									
TOTAL EXEMPTION VALUE						HX HB		51,411							
BASE TAXABLE VALUE						720,440									
TOTAL JUST VALUE						2,931,880									
NCON VALUE						0									
INCOME VALUE															
PREVIOUS YEAR MKT VALUE						3,091,642									
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
B240003962				PORCH ADDITION W/				20,223		04/08/2024					
B2004035				GARAGE				96,600		08/01/2020					
B1530536				ADDITION				131,183		06/01/2015					
B1530400				PARTDEMO				0		05/01/2015					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1972/1895		4/08/2015		PR	U	I	30	550,000							
GRANTOR: ROWLAND BRENDA C P/R															
GRANTEE: MYERS JOHN E & ANN															
1261/0502		9/23/2004		WD	Q	I	01	100							
GRANTOR: BROWN EDNA L COOK															
GRANTEE: BROWN JAMES L & LOU															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1993;ORIG=-40,71] E12 N6 E12 N29 E8 N3 E8 N13 W40 S51 \$															
FSP=[YR=2025;ORIG=-16,14] E16 E15 N2 N6 N21 W31 S25 S4 \$															
DCK=[YR=2015;ORIG=-16,-2] W34 S2 W10 D4L4 S6 E6 S10 E8 N10 E34 N12 \$															
FGR=[YR=2015;ORIG=-64,47] S24 E24 N24 W10 W14 \$															
BAS=[YR=2015;ORIG=0,20] N6 W16 N4 W34 S10 E50 \$															
BAS=[YR=2015;ORIG=-40,47] N27 W10 S27 E10 \$															
FOP=[YR=2015;ORIG=-58,20] W6 S27 E8 N27 W2 \$															
BAS=[YR=2015;ORIG=-50,47] N15 W6 S15 E6 \$															
BAS=[YR=2015;ORIG=-50,32] N12 W6 S12 E6 \$															
BAS=[YR=2015;ORIG=-16,65] E4 N17 W4 S17 \$															
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
76,000															
Common: 2,176,000															
PRINTED 07/09/2025 BY SYS															

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