

SUB LOT F
IN OR 1816/658
D A COOK REPLAT OR 23/58

EVERSON MORIAH FOSTER
95049 COOK RD
FERNANDINA BEACH, FL 32034

2026

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



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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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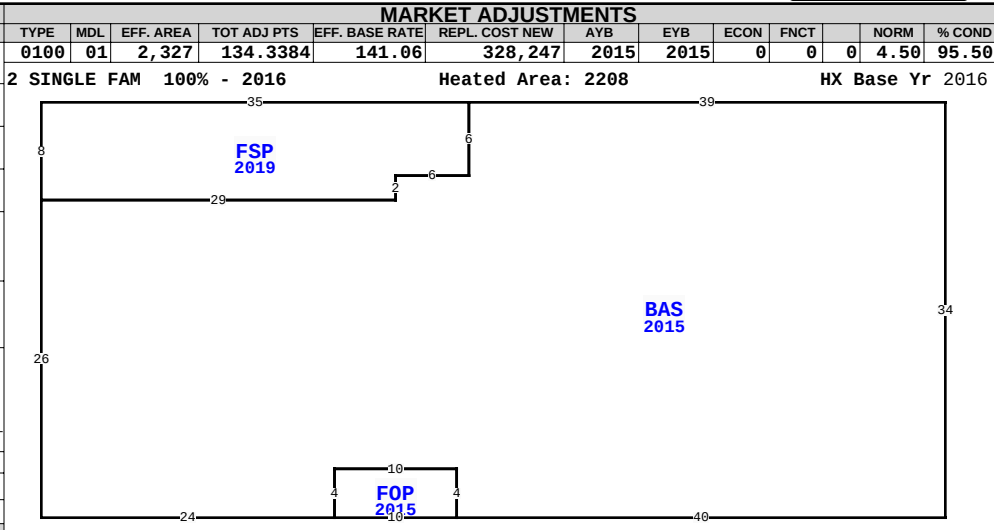
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2015	2,208	297,444
FOP	40	30	2015	12	1,617
FSP	268	40	2019	107	14,414
TOTALS	2,516			2,327	313,476

EXTRA FEATURES	
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
3	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	2005	2005	3	21	2,419	

LAND DESCRIPTION			TOTAL OB/XF 5,779														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF	1183.00	235.00	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000

REVIEW DATE	01/01/2023	BY	CD
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95049 COOK RD, FERNANDINA BEACH	BLD DATE		LGL DATE	05/09/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2015] W39 FSP=[YR=2019] W35 S8 E29 N2 E6 N6\$ S6 W6 S2 W29 S26 E24 FOP=[YR=2015] E10 N4 W10 S4\$ N4 E10 S4 E40 N34\$.																	

NASSAU COUNTY PROPERTY												PAGE 1 of 1	4
VALUATION SUMMARY													

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,476
TOTAL MARKET OB/XF VALUE		5,779
TOTAL LAND VALUE - MARKET		98,000
TOTAL MARKET VALUE		417,255
SOH/AGL Deduction		203,549
ASSESSED VALUE		213,706
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,295
TOTAL JUST VALUE		417,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104473	FOUNDATION	20,000	04/12/2021
B1529813	CO ISSUED	0	10/06/2015
B1529820	NEW CONSTR	260,760	01/01/2015
5784	ADDITION	7,588	06/05/1989
3760	ADDITION	800	12/15/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1816/0658	8/31/2012	WD U	I	I	30	22,500	
GRANTOR: COOK EDWIN A SR							
GRANTEE: EVERSON MORIAH FOST							
1796/1478	3/28/2012	WD U	I	I	11	100	
GRANTOR: COOK JACK L SR							
GRANTEE: COOK EDWIN A SR							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
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