

SUB LOT I EX S-1
ESMT IN OR 391 PG 723
D A COOK REPLAT OR 23/58

COOK THEODORE DAVID SR/COOK EDWIN ALBERT JR
117 ESCOTT RD
KINGSLAND, GA 31548

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 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	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	1,600	100	1993	1,600	127,348
BAS	228	100	1999	228	18,147
FOP	250	30	1993	75	5,970
FSP	168	40	1993	67	5,333
STP	15	10	1999	2	159
UGR	357	45	1993	161	12,814

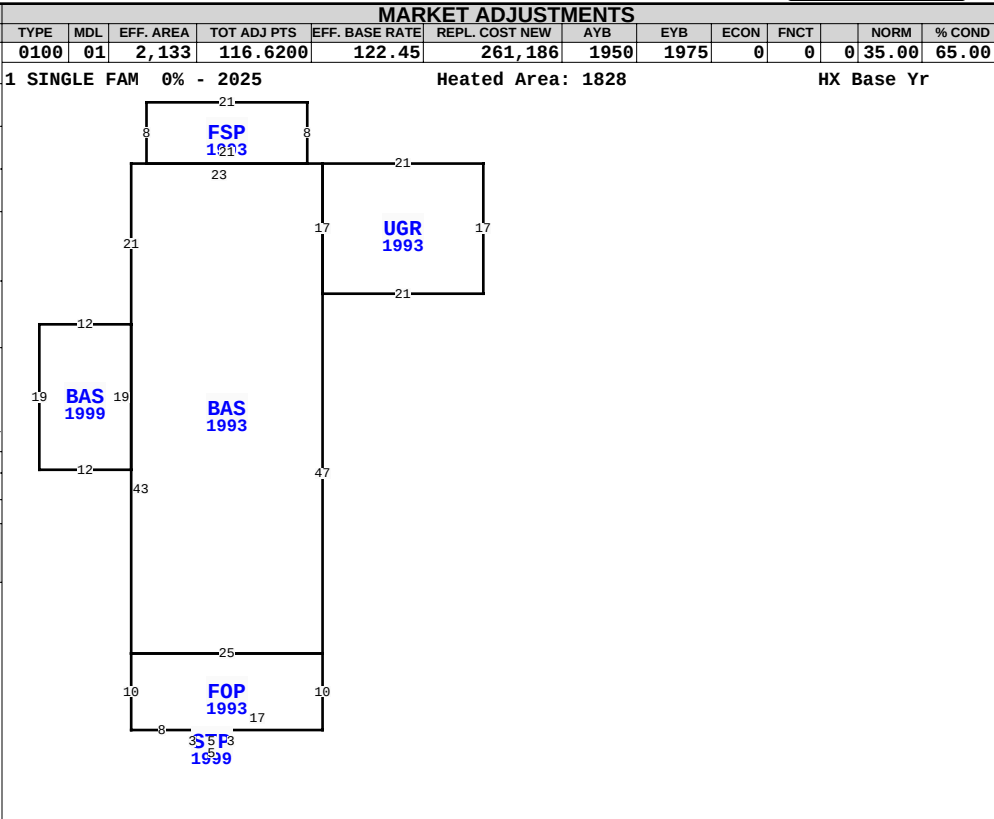
TOTALS	2,618			2,133	169,771
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	UT

TOTALS	2,618				2,133	169,771	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0300	BOAT DCK W	0	0	0	0	
2	0311	WD GANG WY	0	0	23	0	
3	0302	FLT DOCK C	0	0	26	7	
5	0350	CARPORT WD	0	0	13	30	
6	0322	BOAT LFT L	0	0	0	0	
7	0317	DCK PLNG W	0	0	0	0	

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	0	0005	RSF	1160.00		160.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	800,000							
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95068 COOK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
9,061													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		180,385
TOTAL MARKET OB/XF VALUE		9,061
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		989,446
SOH/AGL Deduction		84,732
ASSESSED VALUE		904,714
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		904,714
TOTAL JUST VALUE		989,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		822,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906058	ADDITION	15,000	05/01/1999
3754	GARAGE	9,350	12/11/1986

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2864/405	4/28/2026	PR U I	19
SALE PRICE			
100			

GRANTOR: COOK THEODORE DAVID S

GRANTEE: COOK THEODORE DAVID

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=1993] W2 FSP=[YR=1993] N8 W21 S8 E21\$ W23 S21
BAS=[YR=1999] W12 S19 E12 N19\$ S43 FOP=[YR=1993] S10 E8
STP=[YR=1999] S3 E5 N3 W5\$ E17 N10 W25\$ E25 N47 UGR=[YR=1993]
E21 N17 W21 S17\$ N17\$.

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