



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	144	100
BAS	1,080	100
UOP	180	20
TOTALS	1,404	1,260

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,260	107.1200	112.48	141,725	1984	1988	0	0	0	16.50	83.50	
1 SINGLE FAM 100% - 1990 Heated Area: 1224 HX Base Yr 1990													
TOTALS	1,404		1,260	118,340									

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	1999	1999
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990
3	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1990	1990

95094 COOK RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										05/09/2025		MLU	
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	1999	1999
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990
3	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1990	1990

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	000100	C	RES	100	0005	RSF-	1145.00	150.00	0.50	AC		1.00	1.00
TOTAL OB/XF 3,964													
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	000100	C	RES	100	0005	RSF-	1145.00	150.00	0.50	AC		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												118,340	
TOTAL MARKET OB/XF VALUE												3,964	
TOTAL LAND VALUE - MARKET												75,000	
TOTAL MARKET VALUE												197,304	
SOH/AGL Deduction												110,548	
ASSESSED VALUE												86,756	
TOTAL EXEMPTION VALUE												51,411	
BASE TAXABLE VALUE												35,345	
TOTAL JUST VALUE												197,304	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												192,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106453	ROOF	7,000	05/19/2021
R2104859	ROOF	7,000	04/19/2021
4943	XF0B	3,621	06/03/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE			
0566/0879	3/31/1989	WD	Q	V	01	100			
GRANTOR: COOK EDWIN A SR									
GRANTEE: FOSTER STELLA COOK									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W18 UOP=[YR=1993] N10 W18 S10 E18\$ W18 S30													
BAS=[YR=1993] S8 E18 N8 W18\$ E36N30\$.													