

E 1/2 OF J S-1 OF LOT J
L/E OR 1299/971
D A COOK REPLAT OR 23/58

DUBOIS R WAYNE L/E/
95134 COOK ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-5220-000J-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4005.00
------------------	---------

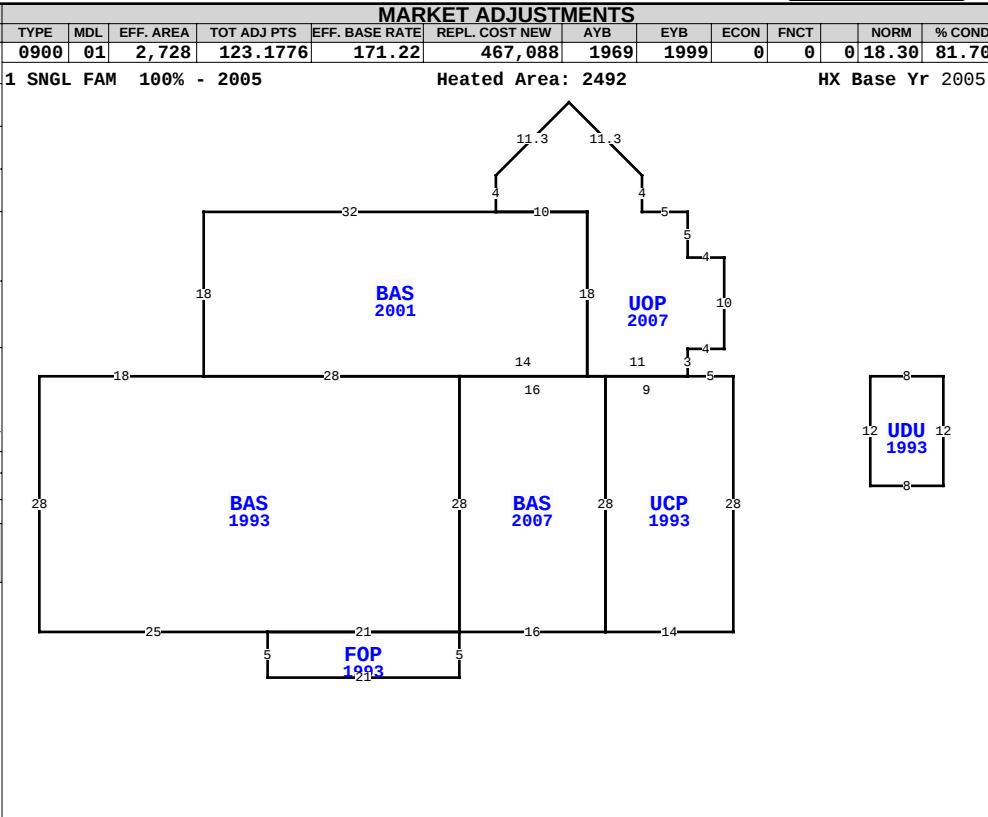
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	180,174
BAS	756	100	2001	756	105,754
BAS	448	100	2007	448	62,670
FOP	105	30	1993	32	4,476
UCP	392	20	1993	78	10,911
UDU	96	55	1993	53	7,414
UOP	366	20	2007	73	10,212

TOTALS	3,451			2,728	381,611
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0303	FLT DOCK W	0	100	8	25	200.00	SF	26.00		
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	1242	WD DECK A	0	100	27	11	297.00	SF	10.00	10.00	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	
7	0300	BOAT DCK W	0	100	0	0	850.00	SF	40.00	40.00	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	
10	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	
11	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100	0005	RSF	1121.00	375.00	121.00	FF	

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



95134 COOK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

95134 COOK RD, FERNANDINA BEACH				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
200.00	SF	26.00	26.00	100	1999	1999	3	25	1,300	
1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	
297.00	SF	10.00	10.00	100	2001	2001	3	20	594	
1.00	UT	40,000.00	40,000.00	100	2006	2006	03	85	34,000	
850.00	SF	40.00	40.00	100	2003	2003	3	29	9,860	
20.00	LF	115.00	115.00	100	2003	2003	3	20	460	
1.00	UT	1,500.00	1,500.00	100	2003	2003	3	20	300	
240.00	SF	30.00	30.00	100	2003	2003	3	20	1,440	
360.00	SF	10.00	10.00	100	2009	2009	3	31	1,116	

TOTAL OB/XF												50,730	
LOC	ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
05	RSF-	1121.00	375.00	121.00	FF		1.00	1.00	1.00	5,000.00	5,000.00		

Total Acres: 0.00	Total Land Value: 605,000	Market: 0	Agricultural: 0	Common: 605,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		419,546	
TOTAL MARKET OB/XF VALUE		50,730	
TOTAL LAND VALUE - MARKET		605,000	
TOTAL MARKET VALUE		1,075,276	
SOH/AGL Deduction		629,073	
ASSESSED VALUE		446,203	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		394,792	
TOTAL JUST VALUE		1,075,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		927,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004967	30X60 BLDG	87,714	05/13/2019
B17869	SWIM POOL	13,500	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1299/0971	3/03/2005	WD U	I	18		100	
GRANTOR: GILLIARD ELAINE & DON							
GRANTEE: O'CONNELL JANICE A							
1263/1080	10/04/2004	WD Q	I			470,000	
GRANTOR: GILLIARD ELAINE							
GRANTEE: O'CONNELL JANICE A							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UCP=[YR=1993] W5 UOP=[YR=2007] N3 E4 N10 W4 N5 W5 N4 U8 L8 L8 D8 S4 BAS=[YR=2001] W32 S18 BAS=[YR=1993] W18 S28 E25 FOP=[YR=1993] S5 E21 N5 W21\$ E21 N28 W28\$ E28 BAS=[YR=2007] S28 E16 N28 W16\$ E14 N18 W10\$ E10 S18 E11\$ W9 S28 E14 N28\$ PTR= E15 UDU=[YR=1993] E8 S12 W8 N12\$ W15 \$.											

DUBOIS R WAYNE L/E/
95134 COOK ROAD
FERNANDINA BEACH, FL 32034

45-2N-28-5220-000J-0010

[illegible]