PT OF LOT 13 IN OR 1231/901
CITRONA S/D U/R

MYERS LARRY
2122 CEDAR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

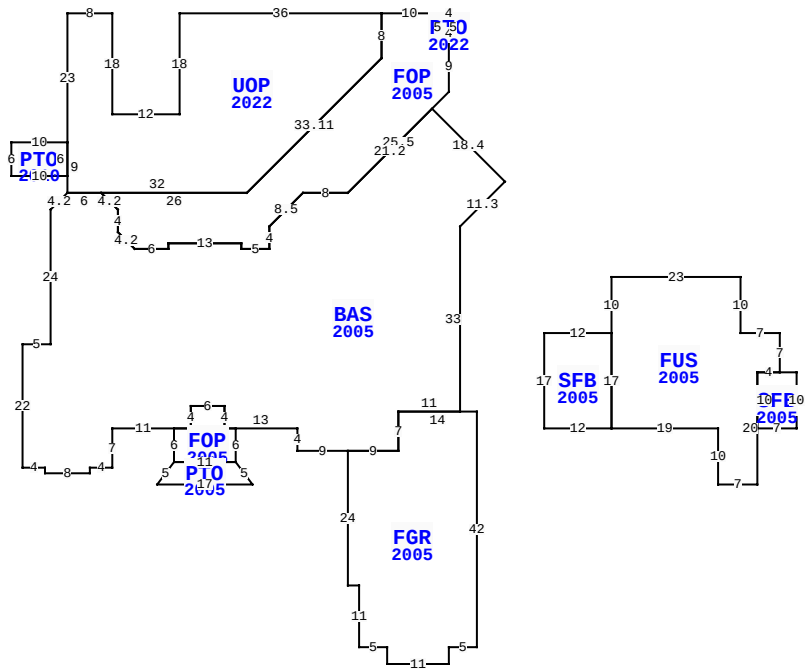
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100	3,236	414,206
FGR	914	55	503	64,384
FOP	90	30	27	3,456
FOP	775	30	232	29,695
FUS	770	100	770	98,559
PTO	56	5	3	384
PTO	60	5	3	384
PTO	20	5	1	128
SFB	70	80	56	7,168
SFB	204	80	163	20,864
TOTALS	7,483		5,252	672,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,252	117.8048	139.89	734,702	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM - 100% - 2006 Heated Area: 4225 HX Base Yr 2006



** This building has 11 Sub-Areas

2122 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		672,252
TOTAL MARKET OB/XF VALUE		55,016
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,027,268
SOH/AGL Deduction		377,888
ASSESSED VALUE		649,380
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		594,380
TOTAL JUST VALUE		1,027,268
NCON VALUE		37,417
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		926,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101426	XFOB	12,000	08/25/2010
20101180	ELEC OTHER	1,000	07/20/2010
20101174	SWIM POOL	29,750	07/19/2010
20052932	DEMOLITION	100	10/28/2005
20052913	OTHER	2,000	10/25/2005
20052914	REMODEL	5,000	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0901	5/18/2004	WD	Q	V		191,000

GRANTOR: RUCKER CARL W & LESLI

GRANTEE: MYERS LARRY & ANN H

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W4 FOP=[YR=2005] W10 UOP=[YR=2022] W36S18W12N18W8S23 PTO=[YR=2010] W10S6E10N6$ S9 BAS=[YR=2005] D3 L3 S24 W5 S22 E4 S1 E8 N1 E4 N7 E11 FOP=[YR=2005] S6 PTO=[YR=2005] D4 L3 E17 L3 U4 W11$E11 N6 W2 N4 W6 S4W3 $ E3 N4 E6 S4 E13 S4 E9 FGR=[YR=2005] S24 E2 S11 E5 S3 E11 N3 E5 N42 W14 S7 W9 $ E9 N7 E11 N33 U8 R8 U13 L13 D15 L15 W8 L6 D6 S4W5N1 W13 S1 W6 U3 L3 N4 U3 L3 W6$E32 U24 R24 N8$ S8 L24 D24 W26 D3 R3 S4 D3 R3 E6N1 E13S1 E5 N4 U6 R6 E8 U18 R18 N9 W2N5$S5E4N5$ PTR=S57 E15 SFB=[YR=2005] E12 FUS=[YR=2005] N10 E23 S10 E7 S7SFB=[YR=2005] E3 S10 W7 N10 E4 $ W4S20 W7 N10 W19 N17$S17 W12 N17 $N57W15$.

EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	100	0	0	3,050.00	SF	6.50	6.50	100	2005	2005	3	87	17,248	
2	1242	WD DECK A	0	100	21	6	126.00	SF	10.00	10.00	100	2005	2005	3	27	340	
3	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	2005	2005	3	27	119	
4	1131	REINFR 8	0	100	8	4	32.00	SF	9.45	9.45	100	2005	2005	3	96	290	
5	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	2005	2005	3	87	238	
6	0910	SCRN RM L	0	100	0	0	1,504.00	SF	15.00	15.00	100	2010	2010	3	50	11,280	
7	0861	POOL GUNIT	0	100	18	12	216.00	SF	170.00	170.00	100	2010	2010	3	64	23,501	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	50	2,000	

LAND DESCRIPTION

TOTAL OB/XF 55,016

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0002	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	SFR	100	0002	R-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	200,000.00	100,000.00	100,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS