

PT OF LOT 14 IN OR 447/169 &
PT OF R/W IN OR 894/1234
CITRONA S/D U/R

WILLIAMS DOROTHY I
2116 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0014-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	05	AVERAGE 50	0100	01	1,924	102.7040	92.69	178,336	1948	1990	0	0	0	15.63	84.37	VALUATION SUMMARY									
Exterior Wall	27	PREFIN MTL 50	1 SINGLE FAM - 100% - 1986													Heated Area: 1873									
Roof Structure	03	GABLE/HIP 100	1873													HX Base Yr 1986									
Roof Cover	03	COMP SHNGL 100	1873													1873									
Interior Wall	05	DRYWALL 100	1873													1873									
Interior Floor	12	HARDWOOD 90	1873													1873									
Interior Floor	11	CLAY TILE 10	1873													1873									
Air Condition	03	CENTRAL 100	1873													1873									
Heating Type	04	AIR DUCTED 100	1873													1873									
Bedrooms	3	100	1873													1873									
Bathrooms	1	100	1873													1873									
Frame	02	WOOD FRAME 100	1873													1873									
Stories	1.	1. 100	1873													1873									
Units	0	100	1873													1873									
BUD8 Adjustme	02	DIST FB 100	1873													1873									
Occupancy	00	NONE 100	1873													1873									
Quality	03	Quality Level 03	1873													1873									
DOR CODE	0100	SINGLE FAMILY	1873													1873									
MAP NUM		MKT AREA	1873													1873									
NEIGHBORHOOD/LOC	1011.00		1873													1873									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,144	100	1,144	89,463																					
BAS	729	100	729	57,010																					
FOP	70	30	21	1,642																					
FOP	99	30	30	2,346																					
TOTALS	2,042		1,924	150,462																					
EXTRA FEATURES					2116 CEDAR ST, FERNANDINA BEACH																				
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										
1	0810	CONCRETE A	0 100	10 11	110.00	SF	6.50	6.50	100	1948	1948	3	20	143											
2	1243	WD DECK F	0 100	0 0	210.00	SF	8.00	8.00	100	1990	1990	3	20	336											
3	0510	GARAGE WD-	0 100	30 16	480.00	SF	35.00	35.00	100	2000	2000	3	29	4,872											
6	1242	WD DECK A	0 100	5 3	15.00	SF	10.00	10.00	100	2002	2002	3	21	32											
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		R-1A	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000								
REVIEW DATE 09/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																									