PT LOT 14 IN OR 2419/588
CITRONA S/D U/R

REDMOND WILLIAM L JR
2210 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

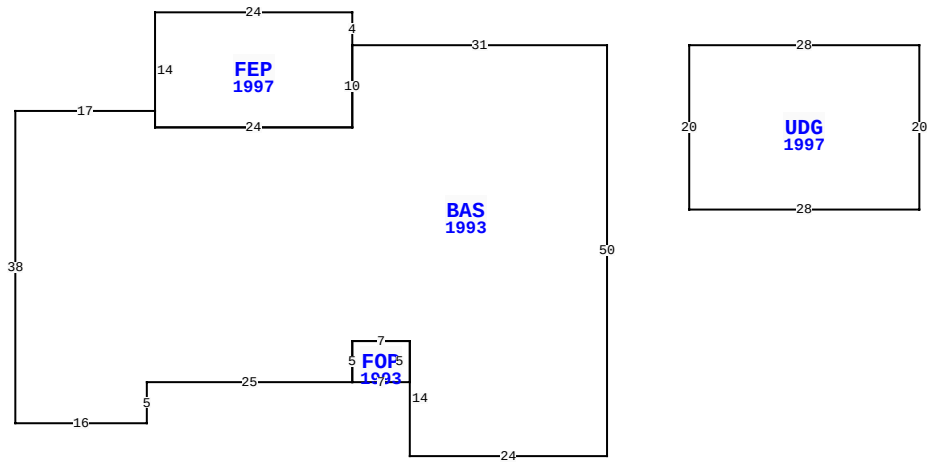
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,837	100	2,837	119,139
FEP	336	80	269	11,296
FOP	35	30	10	420
UDG	560	55	308	12,934
TOTALS	3,768		3,424	143,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,424	96.6000	87.18	298,504	1985	1985	0	30	33.33	18.50	48.17

1 SINGLE FAM – 0% - 0 Heated Area: 2837 HX Base Yr



2210 CEDAR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	143,789
TOTAL MARKET OB/XF VALUE	5,308
TOTAL LAND VALUE - MARKET	226,800
TOTAL MARKET VALUE	375,897
SOH/AGL Deduction	89,792
ASSESSED VALUE	286,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,105
TOTAL JUST VALUE	375,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120807	STUCCO EXTERIOR	12,000	05/09/2012
20120744	2 WINDOWS/1 DOOR	3,000	04/27/2012
20120550	ELEC OTHER	350	04/03/2012
20120431	18 WINDOWS & 2 DO	12,000	03/15/2012
20091289	REROOF W/30YR SHN	4,000	09/22/2009
972255	ADDITION	10,800	11/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0588	12/22/2020	WD	Q	I	02	282,000
GRANTOR: ANDERSON HEIDI L PR O						
GRANTEE: REDMOND WILLIAM L J						
1957/0264	12/29/2014	WD	Q	I	01	276,500
GRANTOR: PRIEST JOE F JR & VAL						
GRANTEE: BECK JAMES TOSSEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FEP=[YR=1997] N4 W24 S14 E24 N10$ S10 W24 N2 W17 S38 E16 N5 E25 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E7 S14 E24 N50$ PTR=E10 UDG=[YR=1997] E28 S20 W28 N20$ W10$.

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
2	0810	CONCRETE A	0	0	0	0	325.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,046	
3	0810	CONCRETE A	0	0	5	31	155.00	SF	6.50	6.50	100	1985	1985	3	49.5	499	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
6	0810	CONCRETE A	0	0	4	16	64.00	SF	6.50	6.50	100	1997	1997	3	75	312	
7	0825	BRICK	0	0	0	0	56.00	SF	12.50	12.50	100	1997	1997	3	93	651	

LAND DESCRIPTION

TOTAL OB/XF 5,308

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	0			126.00	226.00	126.00	FF		1.00	1.00	0.90	2,000.00	1,800.00	226,800							

REVIEW DATE 09/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 226,800 Market: 0 Agricultural: 0 Common: 226,800 PRINTED 08/02/2023 BY SYS