PT LOT 232 IN OR 1277/157
OUTLOTS S/D OF SEC 18-3N-28E
UNR

CECIL LAURA NEWTON &/BINNEY ANGELA CECIL
1914 ASH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0232-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		3 100
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	04	Quality Level 04

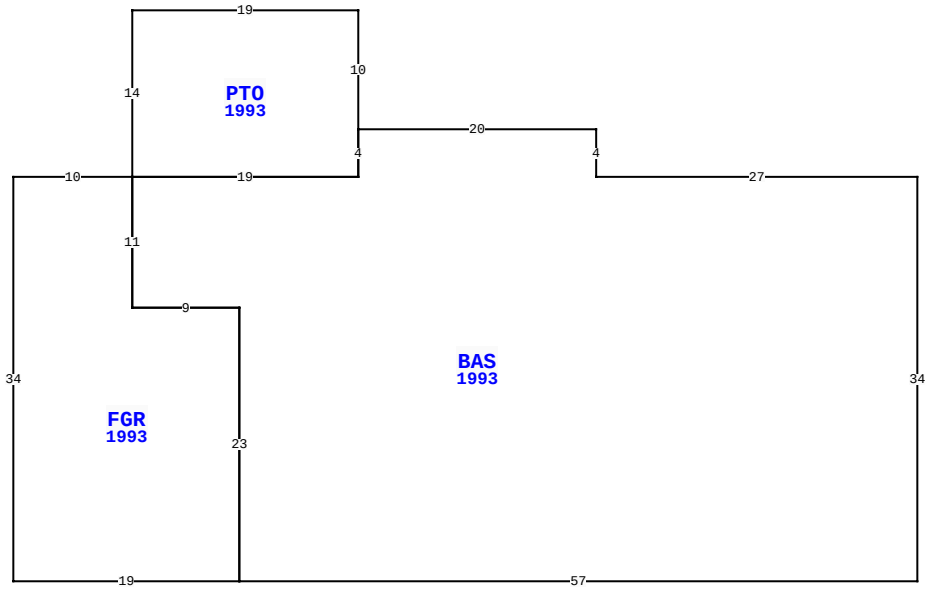
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	164,634
FGR	547	55	301	23,408
PTO	266	5	13	1,011
TOTALS	2,930		2,431	189,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	109.0740	98.44	239,308	1980	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2005 Heated Area: 2117 HX Base Yr 2005



1914 ASH ST, FERNANDINA BEACH

BLD DATE	07/23/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,053
TOTAL MARKET OB/XF VALUE		3,286
TOTAL LAND VALUE - MARKET		241,920
TOTAL MARKET VALUE		434,259
SOH/AGL Deduction		267,027
ASSESSED VALUE		167,232
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,232
TOTAL JUST VALUE		434,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090209	REPAIR/RRF	9,000	02/17/2009
20061538	DEMOLITION	0	06/30/2006
B8838	REPAIR/RRF	2,500	02/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1277/0157	11/30/2004	PR	U	I	01	100
GRANTOR: BINNEY ANGELA CECIL P						
GRANTEE: CECIL LAURA & ANGEL						
0342/0114	8/01/1981	WD	Q	I		91,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N4 W20 PTO=[YR=1993] N10 W19 S14
FGR=[YR=1993] W10 S34 E19 N23 W9 N11 $ E19 N4 $ S4 W19 S11 E9 S23 E57 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0812	CONCRETE C	0	100	0	0	1,122.00	SF	4.00	4.00	100	1980	1980	3	35	1,571	

LAND DESCRIPTION

TOTAL OB/XF 3,286

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	0006		90.00	137.00	90.00	FF	1	1.12	1.00	1.12	2,400.00	2,688.00	241,920							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 241,920 Market: 0 Agricultural: 0 Common: 241,920 PRINTED 08/02/2023 BY SYS