BLOCK 11 LOTS 17 & 18
IN OR 2025/498
CITY OF FDNA BEACH

SCHULTZ CHRISTOPHER & DEBORAH O
315 CEDAR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0011-0170

BUILDING CHARACTERISTICS

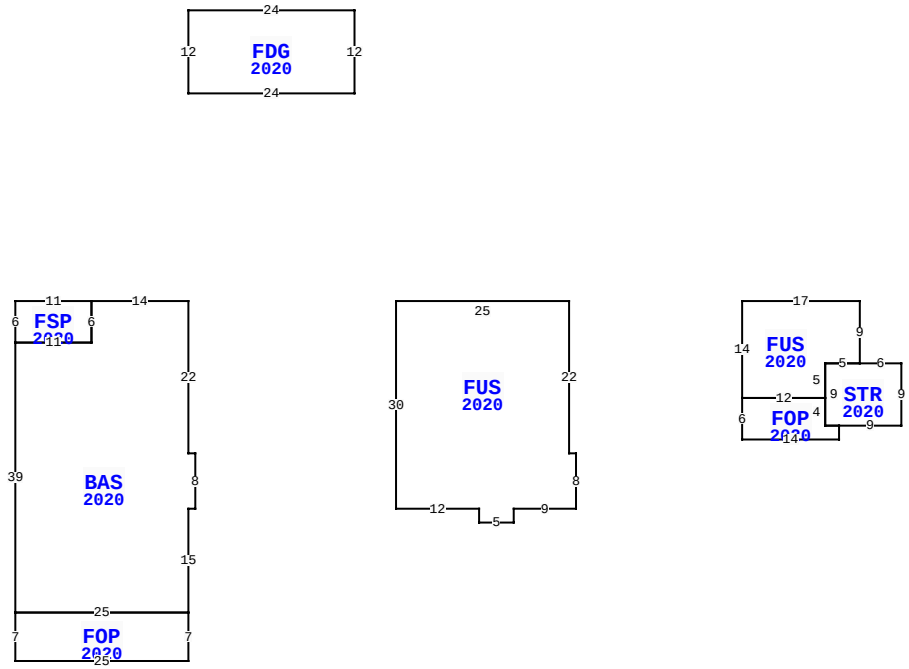
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,067	100	1,067	162,403
FDG	288	60	173	26,332
FOP	76	30	23	3,500
FOP	175	30	52	7,914
FSP	66	40	26	3,957
FUS	213	100	213	32,420
FUS	768	100	768	116,894
STR	99	10	10	1,522
TOTALS	2,752		2,332	354,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,332	128.8210	152.97	356,726	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2048 HX Base Yr 2021



315 CEDAR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		354,942
TOTAL MARKET OB/XF VALUE		10,425
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		565,367
SOH/AGL Deduction		112,245
ASSESSED VALUE		453,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		403,122
TOTAL JUST VALUE		565,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180133	NEW CONSTR	256,601	01/12/2018
20180135	GARAGE	13,224	01/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/0498	1/22/2016	WD	Q	V	02	100,000
GRANTOR: BOWEN CLAIRE O						
GRANTEE: SCHULTZ CHRISTOPHER						
1508/0214	6/26/2007	WD	Q	V		150,000
GRANTOR: FRITTS-REILLY SARAH A						
GRANTEE: BOWEN CLAIRE O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W11 S6 E11 N6 $ S6 W11 S39 FOP=[YR=2020] S7 E25 N7 W25 $ E25 N15 E1 N8 W1 N22 $ PTR= E30 FUS=[YR=2020] E25 S22 E1 S8 W9 S2 W5 N2 W12 N30 $ W30 $ PTR= N30 FDG=[YR=2020] N12 E24 S12 W24 $ S30 $ PTR= E80 FUS=[YR=2020] E17 S9 STR=[YR=2020] E6 S9 W9 FOP=[YR=2020] S2 W14 N6 E12 S4 E2 $ W2 N9 E5$ W5 S5 W12 N14 $ W80 $.

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	0855	CONC PAVER	0	100	0	0	1,053.00	SF	10.00	10.00	100	2020	2020	3	99	10,425	

LAND DESCRIPTION

TOTAL OB/XF 10,425

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	000000	C	VAC RES	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 12/08/2020 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS