



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,302	100
UOP	156	20
TOTALS	1,458	1,333

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,333	95.0040	112.82	150,389	1900	1985	0	0	16.25	83.75
1 SNGL FAM - 0% - 2023 Heated Area: 1302 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,302	100	1,302	123,022							
UOP	156	20	31	2,929							
TOTALS	1,458		1,333	125,951							

501 CEDAR ST, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0	16	3		48.00	SF 6.50	100	1990	1990	3	62	193	
2	0810	CONCRETE A	0	0	14	4		56.00	SF 6.50	100	1990	1990	3	62	226	
3	0825	BRICK	0	0	7	4		28.00	SF 12.50	100	1990	1990	3	87	305	
4	1243	WD DECK F	0	0	6	4		24.00	SF 8.00	100	2006	2006	3	31	60	
5	1242	WD DECK A	0	0	4	6		24.00	SF 10.00	100	2006	2006	3	31	74	
6	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		125,951			
TOTAL MARKET OB/XF VALUE		4,078			
TOTAL LAND VALUE - MARKET		200,000			
TOTAL MARKET VALUE		330,029			
SOH/AGL Deduction		0			
ASSESSED VALUE		330,029			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		330,029			
TOTAL JUST VALUE		330,029			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		282,513			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2653/538	7/12/2023	WD	Q	I	01
GRANTOR: HEYS MARK SCOTT & SHA					SALE PRICE
GRANTEE: GALLI JAMES ANTHONY					
2591/1390	9/20/2022	WD	Q	I	01
GRANTOR: WOODS BARRY N ET AL					370,000
GRANTEE: HEYS MARK SCOTT & S					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 S1 W6 N4 W20 S38 UOP=[YR=1993] S6 E26 N6 W26\$ E26 N9 E13 N26\$.									