BLOCK 27 E 17.75FT OF LOT 7 &
W 14.5FT LOT 8
IN OR 2519/1645

KING-NASTASE ADELAIDE A TRUST/ADELAIDE A KING-NAST
509 CEDAR ST
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0027-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	04	Quality Level 04

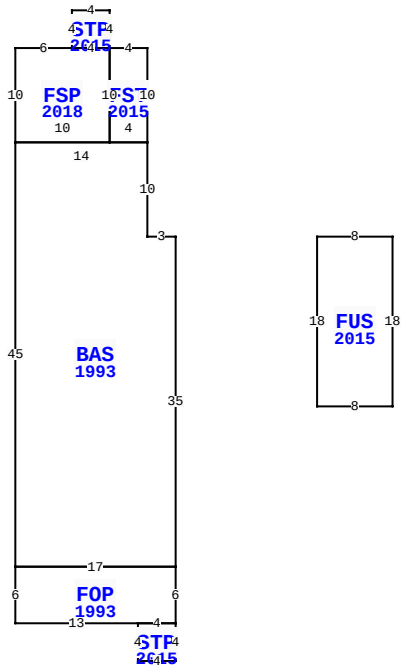
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	735	100	735	117,503
FOP	102	30	31	4,956
FSP	100	40	40	6,394
FST	40	55	22	3,517
FUS	144	100	144	23,021
STP	16	10	2	320
STP	16	10	2	320
TOTALS	1,153		976	156,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	976	139.4820	125.88	122,859	1940	2015	0	0	127	3.00	127.00

1 SINGLE FAM – 100% - 2018 Heated Area: 879 HX Base Yr 2018



509 CEDAR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,626
TOTAL MARKET OB/XF VALUE		3,527
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		315,153
SOH/AGL Deduction		116,190
ASSESSED VALUE		198,963
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,963
TOTAL JUST VALUE		315,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150946	CO ISSUED	0	02/21/2020
20150946	NEW CONSTR	38,649	04/30/2015
20141454	REPAIR/RRF	65,000	07/03/2014
20141232	REPAIR/RRF	1,500	06/10/2014
6475B	REPAIR/RRF	500	04/11/1991
4675	REPAIR/RRF	800	02/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1645	11/30/2021	QC	U	I	11	100
GRANTOR: KING-NASTASE ADELAIDE						
GRANTEE: KING-NASTASE ADELAI						
1891/1404	11/29/2013	WD	Q	I	02	62,000
GRANTOR: PATRICIA PLACE PROPER						
GRANTEE: KING-NASTASE ADELAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N10 FST=[YR=2015] N10 W4 STP=[YR=2015] N4 W4 S4 FSP=[YR=2018] W6 S10 E10 N10 W4$ E4$ S10 E4$ W14 S45 FOP=[YR=1993] S6 E13 STP=[YR=2015] S4 E4 N4 W4$ E4 N6 W17 $ E17 N35$ PTR=E15 FUS=[YR=2015] E8 S18 W8 N18$ W15$.

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	0825	BRICK	0	100	0	0	285.00	SF	12.50	12.50	100	2018	2018	3	99	3,527	

LAND DESCRIPTION

TOTAL OB/XF 3,527

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	R-2	33.00	100.00	33.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	132,000							

REVIEW DATE 12/09/2019 BY DJX Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS

BLOCK 27 E 17.75FT OF LOT 7 &
W 14.5FT LOT 8
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

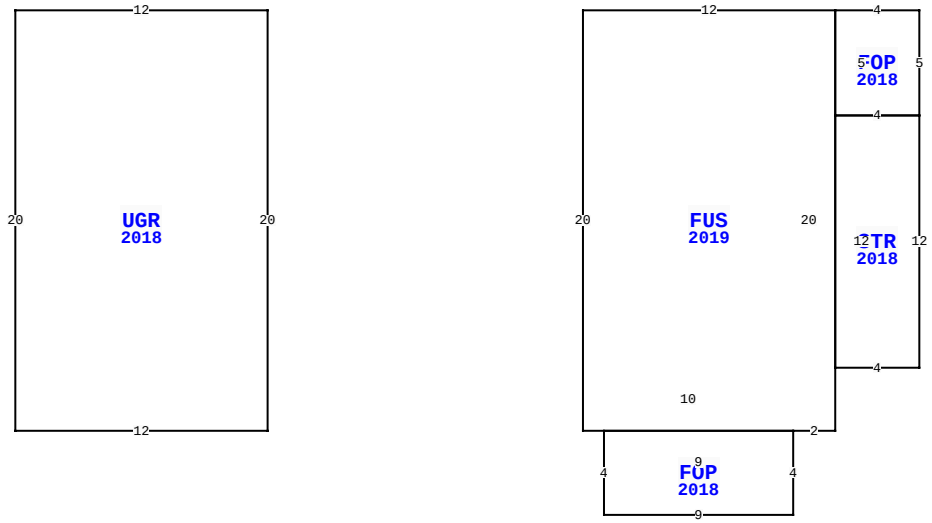
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	20	30	6	382
FOP	36	30	11	701
FUS	240	100	240	15,305
STR	48	10	5	319
UGR	240	45	108	6,887
TOTALS	584		370	23,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	370	129.4700	64.74	23,954	2018	2018	0	0	0	1.50	98.50

2 ACCESORY U – 100% - 2018 Heated Area: 240 HX Base Yr 2018



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PREVIOUS YEAR MKT VALUE		291,961

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1891/1404	11/29/2013	WD	Q	I	02	62,000
GRANTOR: PATRICIA PLACE PROPER						
GRANTEE: KING-NASTASE ADELAI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2018] W12 S20 E12 N20$ PTR= E15 FUS=[YR=2019] E12 FOP=[YR=2018] E4 S5 STR=[YR=2018] S12 W4 N12 E4$ W4 N5$ S20 W2 FOP=[YR=2018] S4 W9 N4 E9$ W10 N20$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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