BLOCK 27 E35 1/2 FT OF LOT 8
IN OR 2089/1271
CITY OF FDNA BEACH

NEWMAN KERRY
10793 ASHTON AVE #5
LOS ANGELES, CA 90024

2023

00-00-31-1800-0027-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

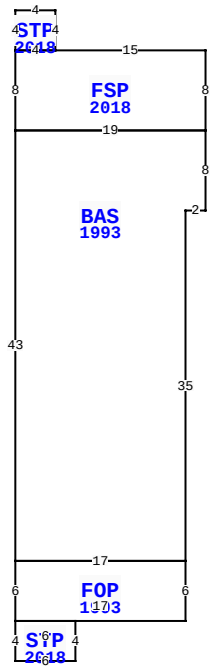
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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
BAS	747	100	747	129,747
FOP	102	30	31	5,384
FSP	152	40	61	10,595
STP	16	10	2	347
STP	24	10	2	347
TOTALS	1,041		843	146,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	843	143.6270	129.62	109,270	1930	2010	0	0	134	6.00	134.00

1 SINGLE FAM – 0% - 0 Heated Area: 747 HX Base Yr



511 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	146,422
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	154,000
TOTAL MARKET VALUE	300,422
SOH/AGL Deduction	88,342
ASSESSED VALUE	212,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,080
TOTAL JUST VALUE	300,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171349	REMODEL	125,000	05/03/2017
20170733	DEMO INT	4,000	03/14/2017
984537	REPAIR/RRF	1,000	11/17/1998
9968	REPAIR/RRF	1,000	08/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/1271	12/15/2016	WD	U	I	11	100
GRANTOR: CHAMPION WALTER LEWIS						
GRANTEE: NEWMAN KERRY						
1752/0820	8/19/2011	QC	U	I	11	100
GRANTOR: CHAMPION DOROTHY CLAR						
GRANTEE: CHAMPION WALTER LEW						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W15 STP=[YR=2018] N4 W4 S4 E4$ W4 S8
BAS=[YR=1993] S43 FOP=[YR=1993] S6 STP=[YR=2018] S4 E6 N4
W6$ E17N6 W17$ E17 N35 E2 N8 W19$ E19 N8 $.

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
1	000100	C	SFR	0	0006	R-2	35.00	100.00	35.00	FF		1.00	1.00	1.10	4,000.00	4,400.00	154,000							

REVIEW DATE 06/08/2018 BY DJ Total Acres: 0.00 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 08/02/2023 BY SYS