

BLOCK 48 LOT E1/2 OF 4
IN OR 1243/614
CITY OF FDNA BEACH

BLUE QUINTIN 0
905 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0048-0041



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	15	CONC BLOCK 100	0100	01	1,329	94.8480	85.60	113,762	1982	1990	0	0	0	16.00	84.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1325													HX Base Yr												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	08	SHT VINYL 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 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			02	Quality Level 02																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM			MKT AREA																	01																					
NEIGHBORHOOD/LOC			1009.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,000	100	1,000	71,904																																					
BAS	325	100	325	23,369																																					
STP	15	10	2	144																																					
STP	16	10	2	144																																					
TOTALS			1,356	1,329	95,560																																				
EXTRA FEATURES			905 CEDAR ST, FERNANDINA BEACH																																						
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	100	0	0			516.00	SF	6.50					1,375																									
SALES DATA																																									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																																	
1243/0614		7/06/2004		WD	U	I	06	100																																	
GRANTOR: BLUE LUCY MARIE																																									
GRANTEE: BLUE QUINTIN 0																																									
0554/0690		10/13/1988		QC	U	I	03	36,000																																	
GRANTOR: FARMERS HOME ADMIN																																									
GRANTEE: BLUE QUINTIN 0																																									
BUILDING NOTES																																									
BUILDING DIMENSIONS																																									
BAS=[YR=1993] W25 S40 E10 STP=[YR=1993] S4 E4 N4 W4\$ E15																																									
BAS=[YR=2006] E13 N25 W10 STP=[YR=1993] N5 W3 S5 E3\$ W3 S25\$ N40\$.																																									
LAND DESCRIPTION										TOTAL OB/XF 1,375																															
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	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	SFR	100	0006	MU-8	50.00	100.00	5,017.00	SF		1.00	1.00	1.00	30.00	30.00	150,510																								
REVIEW DATE 09/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,510 Market: 0 Agricultural: 0 Common: 150,510 PRINTED 08/02/2023 BY SYS																																									