

BLOCK 48 LOT E1/2 OF 5
IN OR 1934/282
CITY OF FDNA BEACH

SPAULDING ANNETTE/JOHNSON GEORGIA L EST ET AL
913 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0048-0051



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structure	03
Roof Cover	02
Roof Cover	03
Interior Wall	02
Interior Floor	09
Air Condition	02
Heating Type	02
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	57,108
UOP	40	20	8	497
USP	108	30	32	1,986
TOTALS	1,068		960	59,591

EXTRA FEATURES	
L N	OB/XF CODE
1	0810

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	20	4	20		6.50	100	1980	1980	3	35	182	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	05/17/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	960	83.6190	75.47	72,451	1925	1980	0	0	17.75	82.25
1 SINGLE FAM - 20% - 2022											
Heated Area: 920											
HX Base Yr 2022											
913 CEDAR ST, FERNANDINA BEACH											

BLD DATE	04/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000				

Total Acres:	0.00	Total Land Value:	100,000	Market:	0	Agricultural:	0	Common:	100,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		59,591	
TOTAL MARKET OB/XF VALUE		182	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		159,773	
SOH/AGL Deduction		29,536	
ASSESSED VALUE		130,237	
TOTAL EXEMPTION VALUE		28,775	
BASE TAXABLE VALUE		101,462	
TOTAL JUST VALUE		159,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181257	ADDITION	28,783	04/17/2018
7308	XF0B	4,073	09/09/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W20 S40 E4 USP=[YR=1993] S6 E18 N6 W18\$ E20 N30 UOP=[YR=1993] N10 W4 S10 E4\$ W4 N10\$.							