BLOCK 125 LOT 1
OR 217 PG 547
CITY OF FDNA BEACH

ALBERT VINEESE M
PO BOX 341
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0125-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

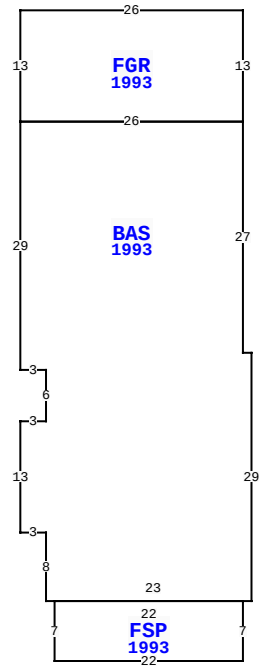
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	1,443	120,461
FGR	338	55	186	15,527
FSP	154	40	62	5,176
TOTALS	1,935		1,691	141,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	125.0000	112.81	190,762	1945	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 1977 Heated Area: 1443 HX Base Yr 1977



402 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		141,164
TOTAL MARKET OB/XF VALUE		1,171
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		342,335
SOH/AGL Deduction		261,390
ASSESSED VALUE		80,945
TOTAL EXEMPTION VALUE	HX HB WX SX	80,945
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		342,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060820	FENCE	700	04/20/2006
7362	REPAIR/RRF	1,500	10/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0199/0051	1/01/1975	WD	U	I		100
GRANTOR:						
GRANTEE:						
0109/0445	1/01/1971	TA	Q	I		9,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S29 E3 S6 W3 S13 E3 S8 E1 FSP=[YR=1993] S7 E22 N7W22$ E23 N29 W1 N27$ FGR=[YR=1993] N13 W26 S13E26$.

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	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1945	1945	3	20	130	
2	0810	CONCRETE A	0	100	10	13	130.00	SF	6.50	6.50	100	1998	1998	3	77	651	
3	0810	CONCRETE A	0	100	3	19	57.00	SF	6.50	6.50	100	1998	1998	3	77	285	
4	0819	CONC 12"	0	100	7	3	21.00	SF	9.50	9.50	100	1945	1945	3	20	40	
5	0810	CONCRETE A	0	100	5	10	50.00	SF	6.50	6.50	100	1945	1945	3	20	65	

LAND DESCRIPTION

TOTAL OB/XF 1,171

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 09/25/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS