BLOCK 125 LOT 14
CITY OF FDNA BEACH

SULLIVAN CHRISTOPHER J & MICHELLE A
414 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0125-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

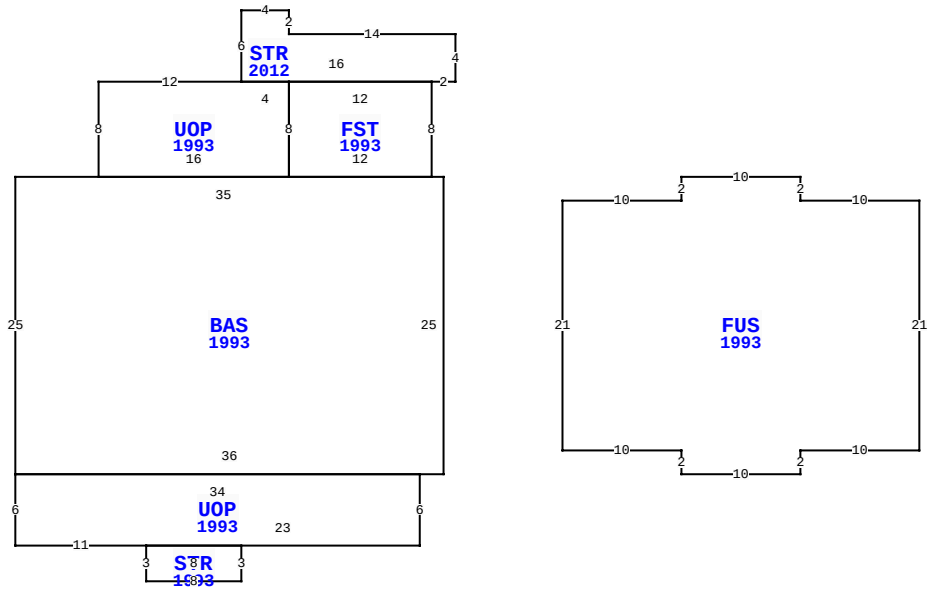
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	129,540
FST	96	55	53	7,628
FUS	670	100	670	96,435
STR	24	10	2	288
STR	80	10	8	1,151
UOP	128	20	26	3,742
UOP	204	20	41	5,902
TOTALS	2,102		1,700	244,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,700	128.2600	152.31	258,927	1930	2010	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 0 Heated Area: 1570 HX Base Yr



414 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	389,020
TOTAL MARKET OB/XF VALUE	5,722
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	594,742
SOH/AGL Deduction	61,326
ASSESSED VALUE	533,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	533,416
TOTAL JUST VALUE	594,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120988	4' BLACK METAL FE	0	06/01/2012
20120906	METER TO ADDITION	1,200	05/18/2012
20120092	H/AC MAIN HOUSE	4,000	01/18/2012
20120075	ADDITION	138,886	11/29/2011
20120076	ROOF NC	14,500	11/29/2011
20110723	ENLARGE LNDRY RM	500	05/11/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1373	10/06/2020	WD	Q	I	01	452,000
GRANTOR: HICKS ROBERT F & KIMB						
GRANTEE: SULLIVAN CHRISTOPHE						
2323/0796	11/27/2019	WD	Q	I	01	450,000
GRANTOR: FULTON SUSAN B REVOCA						
GRANTEE: HICKS ROBERT F & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FST=[YR=1993] N8 STR=[YR=2012] E2N4W14N2W4S6 UOP=[YR=1993] W12S8E16 N8W4$ E16$ W12 S8E12$ W35 S25 UOP=[YR=1993] S6E11 STR=[YR=1993] S3E8N3 W8$ E23N6W34$ E36N25$ PTR= E10 S2 FUS=[YR=1993] E10 N2 E10 S2 E10 S21 W10 S2 W10 N2 W10 N21 $ W10N2 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	23	460	
2	0825	BRICK	0	0	7	4	28.00	SF	8.75	8.75	100	1950	1950	3	20	49	
3	0855	CONC PAVER	0	0	3	32	96.00	SF	7.00	7.00	100	1996	1996	3	73	491	
6	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1997	1997	3	75	156	
7	0825	BRICK	0	0	0	0	325.00	SF	8.75	8.75	100	1950	1950	3	20	569	
8	0962	SKYLIGHT	0	0	0	0	2.00	UT	175.00	175.00	100	2012	2012	3	94	329	
9	0810	CONCRETE A	0	0	0	0	136.00	SF	6.50	6.50	100	2012	2012	3	94	831	
10	1076	TRELLIS A	0	0	27	6	162.00	SF	7.50	7.50	100	2012	2012	3	71	863	
11	0855	CONC PAVER	0	0	0	0	300.00	SF	7.00	7.00	100	2012	2012	3	94	1,974	

LAND DESCRIPTION

TOTAL OB/XF 5,722

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	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

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

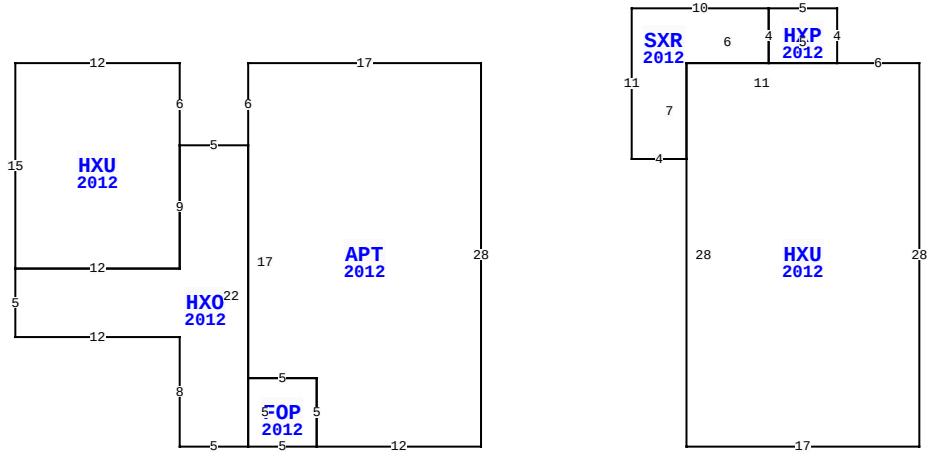
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	451	100	451	77,401
FOP	25	30	8	1,373
HXO	170	5	8	1,373
HXP	20	30	6	1,030
HXU	180	55	99	16,991
HXU	476	55	262	44,965
SXR	68	10	7	1,202
TOTALS	1,390		841	144,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	841	148.9950	176.93	148,798	2012	2015	0	0	0	3.00	97.00

2 SNGL FAM – 0% - 0 Heated Area: 451 HX Base Yr



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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE	533,416
TOTAL JUST VALUE	594,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110735	HOUSEMVING	1,200	05/06/2011
10442	GARAGE	7,505	04/18/1997
6469B	CARPORT	1,500	04/09/1991
5328	REMODEL	5,000	04/26/1989
5055	DEMOLITION	0	10/17/1988

SALES DATA

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GRANTEE: SULLIVAN CHRISTOPHE						
2323/0796	11/27/2019	WD	Q	I	01	450,000
GRANTOR: FULTON SUSAN B REVOCA						
GRANTEE: HICKS ROBERT F & KI						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2012] W17S6 HXO=[YR=2012] W5 HXU=[YR=2012] N6W12S15E12N9$ S9W12S5 E12S8E5 FOP=[YR=2012] E5N5W5S5$ N22$ S17E5S5E12N28$ PTR=E15 HXU=[YR=2012] S28E17N28W6 HXP=[YR=2012] N4 W5 SXR=[YR=2012] W10S11E4N7E6N4$ S4 E5$ W11$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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