

BLOCK 127 N60 FT OF LOT 1
IN OR 2271/1749
CITY OF FDNA BEACH

DORNER SUSAN K
606 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0127-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,000	100	1,000	204,360
FUS	444	100	444	90,736
UOP	180	20	36	7,357

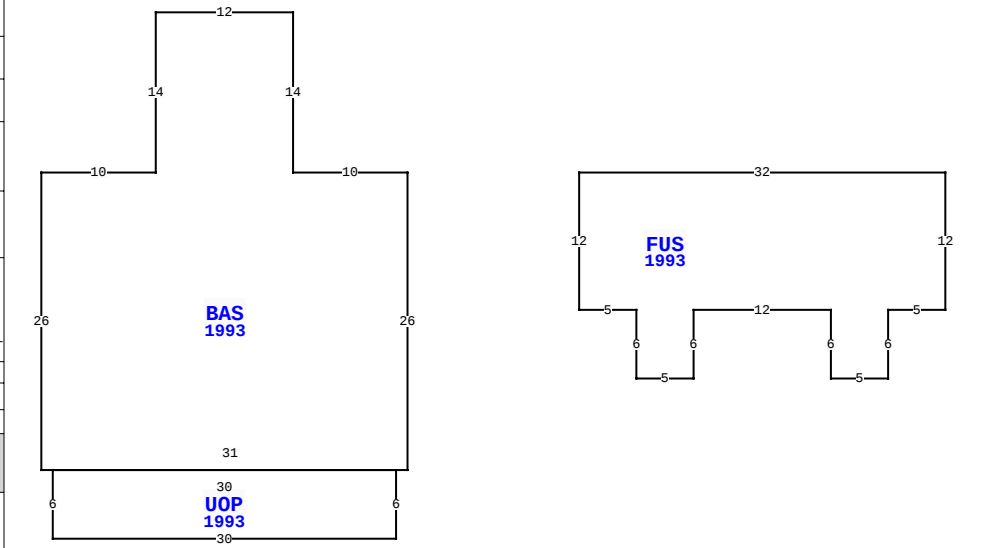
TOTALS	1,624	1,480	302,453
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50
2	0810	CONCRETE A	0	100	0	0	376.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	14	24	336.00	SF	6.50	6.50
5	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00
7	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00
8	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00
9	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00
10	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50
11	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003	R-2	60.00	100.00	60.00	FF

REVIEW DATE 11/09/2021 BY RK

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,480	132.3756	157.20	232,656	1900	1900	0	0	130	50.00	130.00
1 SNGL FAM - 100% - 2020 Heated Area: 1444 HX Base Yr 2020												



606 CEDAR ST, FERNANDINA BEACH

BLD DATE	10/24/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
7,619												

Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	372,821		
TOTAL MARKET OB/XF VALUE	7,619		
TOTAL LAND VALUE - MARKET	240,000		
TOTAL MARKET VALUE	620,440		
SOH/AGL Deduction	176,520		
ASSESSED VALUE	443,920		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	393,920		
TOTAL JUST VALUE	620,440		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	555,217		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222389	ADDITION	125,000	09/02/2022
20200282	NEW CONSTR	119,932	09/29/2020
20184025	NEW CONSTR	105,006	11/28/2018
20131904	MTL ROOF	12,000	08/14/2013
20090321	H/AC	5,400	10/13/2009
990097	6'WOOD FENCE	700	03/23/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1749	4/18/2019	WD	Q	I	02	465,000
GRANTOR: MEE BRIAN T						
GRANTEE: DORNER SUSAN K						
2196/1634	5/03/2018	WD	Q	I	01	425,000
GRANTOR: BAKER ROGER A & LINDA						
GRANTEE: MEE BRIAN T						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1993] W10 N14 W12 S14 W10 S26 E1 UOP=[YR=1993] S6 E30 N6W30\$ E31 N26\$ PTR=E15 FUS=[YR=1993] E32 S12 W5 S6 W5 N6 W12 S6 W5 N6 W5 N12\$ W15\$.										

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