

BLOCK 130 LOT 1
IN OR 2074/1206
CITY OF FDNA BEACH

THOMPSON JAMES G &/BRUTSCH RITA I
900 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0130-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	26 AL SIDING 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 50
Roof Cover	12 MODULAR MT 50
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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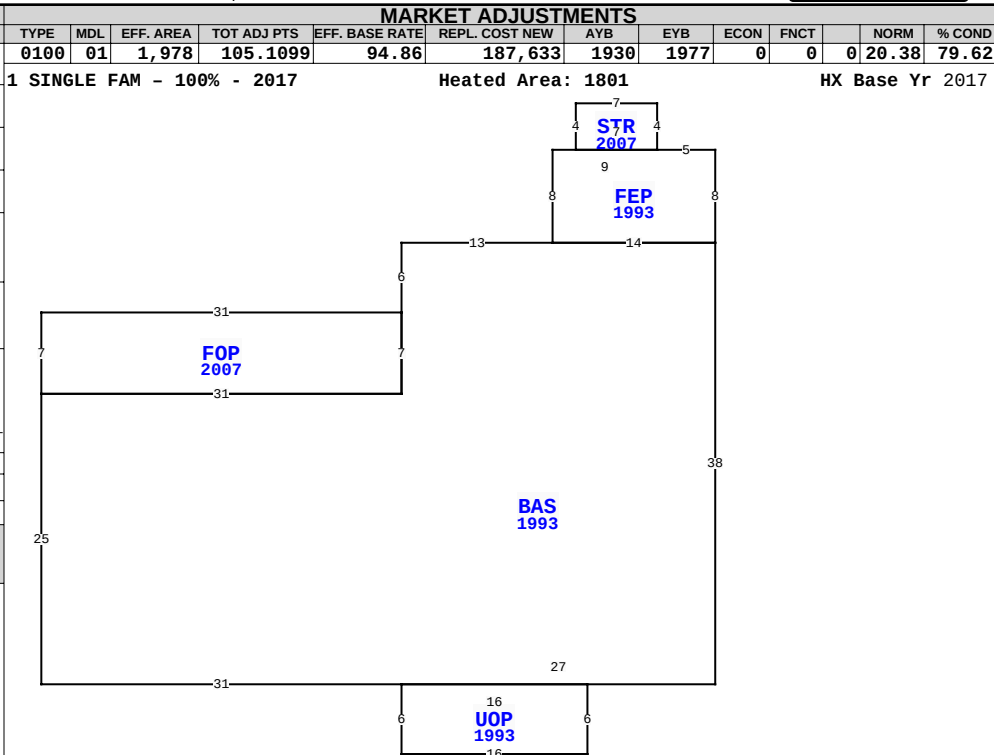
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1,801	136,025
FEP	112	80	90	6,797
FOP	217	30	65	4,909
STR	28	10	3	227
UOP	96	20	19	1,435

TOTALS	2,254	1,978	149,393
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
2	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	23.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	MU-8	100.00	100.00	10,000.00

REVIEW DATE	09/25/2018	BY	DJX
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900 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
2	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	1982	1982	3	41	800	
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	23.10	23.10	100	2007	2007	3	35	1,051	

TOTAL OB/XF										2,201									
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
1	000100	C	SFR	100	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000		

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				149,393	
TOTAL MARKET OB/XF VALUE				2,201	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				401,594	
SOH/AGL Deduction				250,711	
ASSESSED VALUE				150,883	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				100,883	
TOTAL JUST VALUE				401,594	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				450,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070598	NEW PLUMBING FIXT	3,500	04/13/2007
20062288	COMPLETE REWIRE	5,100	10/05/2006
20061308	COMPLETE RENOVATI	100,000	06/12/2006
20052231	DEMOLISH DAMAGED	2,000	07/15/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2074/1206	9/26/2016	WD	Q	I	01
					SALE PRICE
					146,500

GRANTOR: BRUNER JAMES
GRANTEE: THOMPSON JAMES G &
1404/0036 4/13/2006 WD U I 19 100
GRANTOR: AMELIA COTTAGES LLC
GRANTEE: BRUNER JAMES

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1993] W5 STR=[YR=2007] N4W7S4E7\$ W9S8 BAS=[YR=1993] W13 S6 FOP=[YR=2007] W31S7E31N7\$ S7W31 S25E31 UOP=[YR=1993] S6E16N6W16\$ E27N38W14\$ E14N8\$.									

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