

BLOCK 131 LOT N1/2 OF 1
IN OR 826/953
CITY OF FDNA BEACH

RAINEY DEXTER & REGINA N
1002 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0131-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	80,254
BAS	384	100	384	34,395
FOP	64	30	19	1,702
TOTALS	1,344		1,299	116,351

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	2003
2	0940	SHEDS/PORT	0 100	10	7	70.00	SF	30.00	30.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,299	114.4000	103.25	134,122	1979	1995	0	0	0 13.25	86.75
1 SINGLE FAM - 100% - 1999 Heated Area: 1280 HX Base Yr 1999											

1002 CEDAR ST, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
56.00	SF	6.50	6.50	100	2003	2003	3	84	306	
70.00	SF	30.00	30.00	100	2003	2003	3	22	462	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		116,351	
TOTAL MARKET OB/XF VALUE		768	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		217,119	
SOH/AGL Deduction		167,086	
ASSESSED VALUE		50,033	
TOTAL EXEMPTION VALUE		HX HB	25,033
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		217,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140069	VINSIDING	8,700	01/13/2014
20032868	H/AC	3,000	04/08/2003
20032871	REMODEL	3,000	04/08/2003
20032784	REMODEL	2,000	03/27/2003
20032695	ADDITION	55,000	03/13/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0826/0953	3/17/1998	WD	Q	I	
GRANTOR: SIMMONS SARA					
GRANTEE: RAINEY DEXTER & REG					
0317/0655	7/01/1980	WD	U	I	100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 BAS=[YR=2003] W16 S24 E16 N24 \$ S24 E24 FOP=[YR=1993] E16 N4 W16S4\$ N4 E16 N20\$.											