

BLOCK 131 LOT 8
IN OR 1319/1271-1274 &
OR 1444/1846-1849 &

WILLIAMS LAVINIA E
1016 CEDAR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0131-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
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	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	2,958	100	2,958	283,539
FGR	420	55	231	22,142
FOP	120	30	36	3,451
FSP	204	40	82	7,860
FUS	1,296	100	1,296	124,228
TOTALS	4,998		4,603	441,221

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
1	0810	CONCRETE A	0 100	50	17	850.00	SF	6.50	6.50	100	2007	2007	3
2	0462	ST/AL FNC	0 100	96	4	384.00	SF	10.00	10.00	100	2007	2007	3
3	0855	CONC PAVER	0 100	0	0	340.00	SF	10.00	10.00	100	2007	2007	3
4	0855	CONC PAVER	0 100	10	10	100.00	SF	10.00	10.00	100	2007	2007	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00

REVIEW DATE 05/21/2019 BY DJA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,603	114.2000	103.07	474,431	2007	2007	0	0	0	7.00	93.00	
1 SINGLE FAM - 100% - 2008 Heated Area: 4254 HX Base Yr 2008													

1016 CEDAR ST, FERNANDINA BEACH

BLD DATE	04/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		441,221	
TOTAL MARKET OB/XF VALUE		10,830	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		652,051	
SOH/AGL Deduction		355,581	
ASSESSED VALUE		296,470	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		246,470	
TOTAL JUST VALUE		652,051	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		607,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071298	OTHER	800	07/12/2007
20070995	XFOB	9,200	06/05/2007
20070337	NEW CONSTR	5,050	02/22/2007
20070325	NEW CONSTR	5,000	02/21/2007
20070275	NEW CONSTR	364,900	02/14/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1459/0008	11/14/2006	QC	U	V	07		100
GRANTOR: WILLIAMS JAMES W							
GRANTEE: WILLIAMS LAVINIA E							
1459/0007	11/14/2006	QC	U	V	07		100
GRANTOR: GILBERT CYNTHIA							
GRANTEE: WILLIAMS LAVINIA E							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2007] W9 FSP=[YR=2007] N6W34S6E34S W44 S46 FGR=[YR=2007] S20E21N20W21S E21S20 E12 FOP=[YR=2007] E20N6W20S6S N6E20N60SPTR=S10E10 FUS=[YR=2007] S48 E27 N48W27S W10N10S.													

TOTAL OB/XF													
10,830													
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
1	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00

Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS