BLOCK 274 LOTS 1 33 & 34
PT OR 1050/1098
CITY OF FDNA BEACH

EDENFIELD COLEAN M
306 CEDAR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0274-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

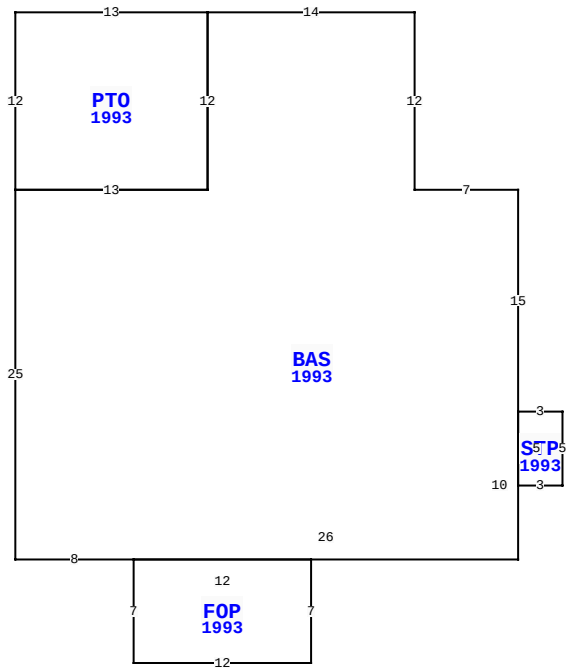
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1,018	77,176
FOP	84	30	25	1,895
PTO	156	5	8	606
STP	15	10	2	152
TOTALS	1,273		1,053	79,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,053	99.6400	89.93	94,696	1952	1990	0	0	0	15.70	84.30

1 SINGLE FAM – 100% - 2002 Heated Area: 1018 HX Base Yr 2002



306 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		79,829
TOTAL MARKET OB/XF VALUE		125
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		379,954
SOH/AGL Deduction		289,593
ASSESSED VALUE		90,361
TOTAL EXEMPTION VALUE	HX HB SX	90,361
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		379,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122581	REROOF W/30YR SHI	5,066	12/28/2012
20042220	WOOD FENCE	1,000	11/29/2004
20040529	WINDOW SILLS PORC	1,000	03/17/2004
8750	REPAIR/RRF	2,400	12/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1050/1098	4/18/2002	WD	U	I	07	100
GRANTOR: DAVIS MARY E ET AL						
GRANTEE: EDENFIELD COLEAN M						
1025/1352	12/19/2001	WD	U	I	01	70,000
GRANTOR: DAVIS MARY E ETAL						
GRANTEE: EDENFIELD COLEAN M						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1993] W3 BAS=[YR=1993] N15 W7 N12 W14 PTO=[YR=1993] W13 S12 E13 N12 $ S12 W13 S25 E8 FOP=[YR=1993] S7 E12 N7 W12 $ E26 N10 $ S5 E3 N5 $.

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	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	1952	1952	3	20	125	

LAND DESCRIPTION

TOTAL OB/XF 125

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	100	0006	MU-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	300,000							

REVIEW DATE 01/23/2023 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS