

TRACT 56
IN OR 1813/396
CEDAR POINT

DANIEL WILLIAM C & JANICE
4 LIVE OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0056-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

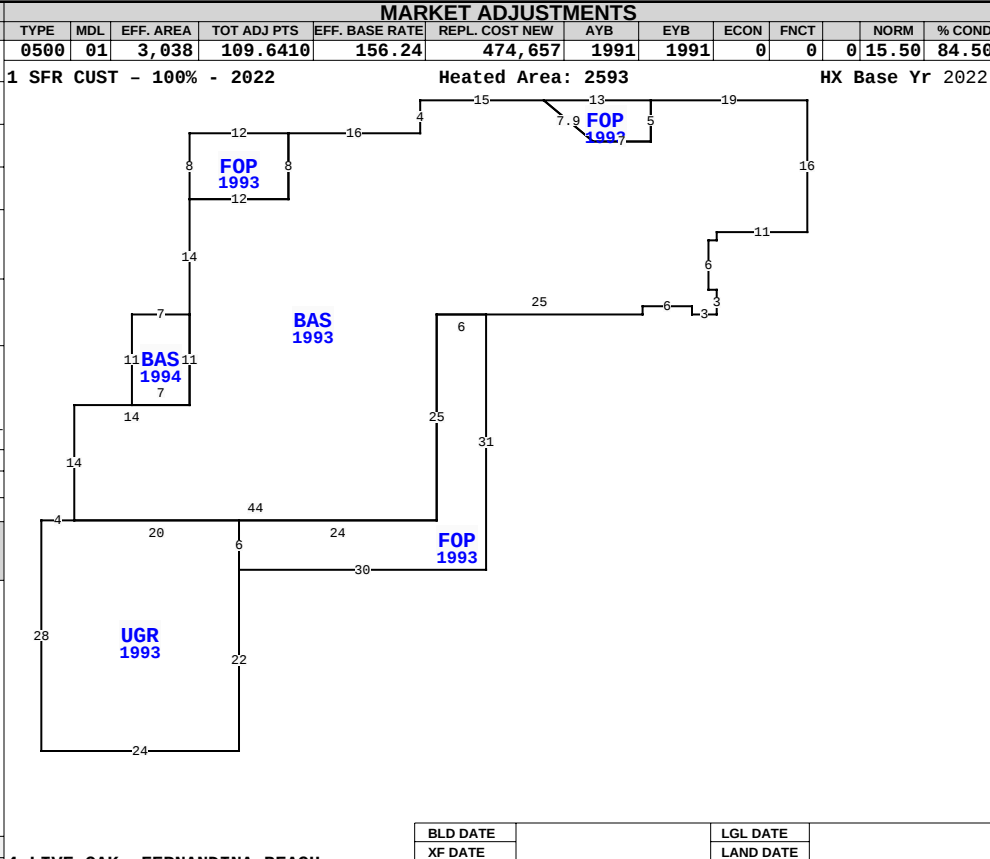
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,516	100	2,516	332,170
BAS	77	100	77	10,165
FOP	50	30	15	1,981
FOP	96	30	29	3,829
FOP	330	30	99	13,070
UGR	672	45	302	39,870

TOTALS	3,741		3,038	401,085
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
2	0850	PEBBLE WLK	0 100	0	0	71.00	SF	3.50	3.50	100	1991
3	0810	CONCRETE A	0 100	13	10	130.00	SF	6.50	6.50	100	1991
4	1125	CB/STC 6"	0 100	0	0	410.00	SF	7.35	7.35	100	1991
8	0855	CONC PAVER	0 100	0	0	2,072.00	SF	10.00	10.00	100	2000

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	0003	RS-1	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
20,645											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		401,085	
TOTAL MARKET OB/XF VALUE		20,645	
TOTAL LAND VALUE - MARKET		495,000	
TOTAL MARKET VALUE		916,730	
SOH/AGL Deduction		86,307	
ASSESSED VALUE		830,423	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		780,423	
TOTAL JUST VALUE		916,730	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		806,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00699	REMODEL	29,400	01/01/1994
6568	NEW CONSTR	195,075	06/27/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1813/0396	9/04/2012	WD	Q	I	02	412,500
GRANTOR: HEINRICH VALDIS JEAN						
GRANTEE: DANIEL WILLIAM C &						
0672/1850	12/31/1992	WD	U	I	01	100
GRANTOR: HEINRICH V J & R						
GRANTEE: HEINRICH V J TRUSTE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FOP=[YR=1993] W13 D5 R6 E7 N5\$ S5 W7 U5 L6 W15 S4 W16 FOP=[YR=1993] W12 S8 E12 N8 \$ S8 W12 S14 BAS=[YR=1994] W7 S11 E7 N11 \$ S11 W14 S14 UGR=[YR=1993] W4 S28 E24 N22 FOP=[YR=1993] E30 N31 W6 S25 W24 S6 \$ N6 W20 \$ E44 N25 E25 N1 E6 S1 E3 N3 W1 N6 E1 N1 E11 N16 \$.											