

LOT 13
OR 343 PG 91
CEDAR POINT UNIT 2 PB 4/107

SANDS JAMES U & ANNE B
10 RED CEDAR RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-030B-0013-0000



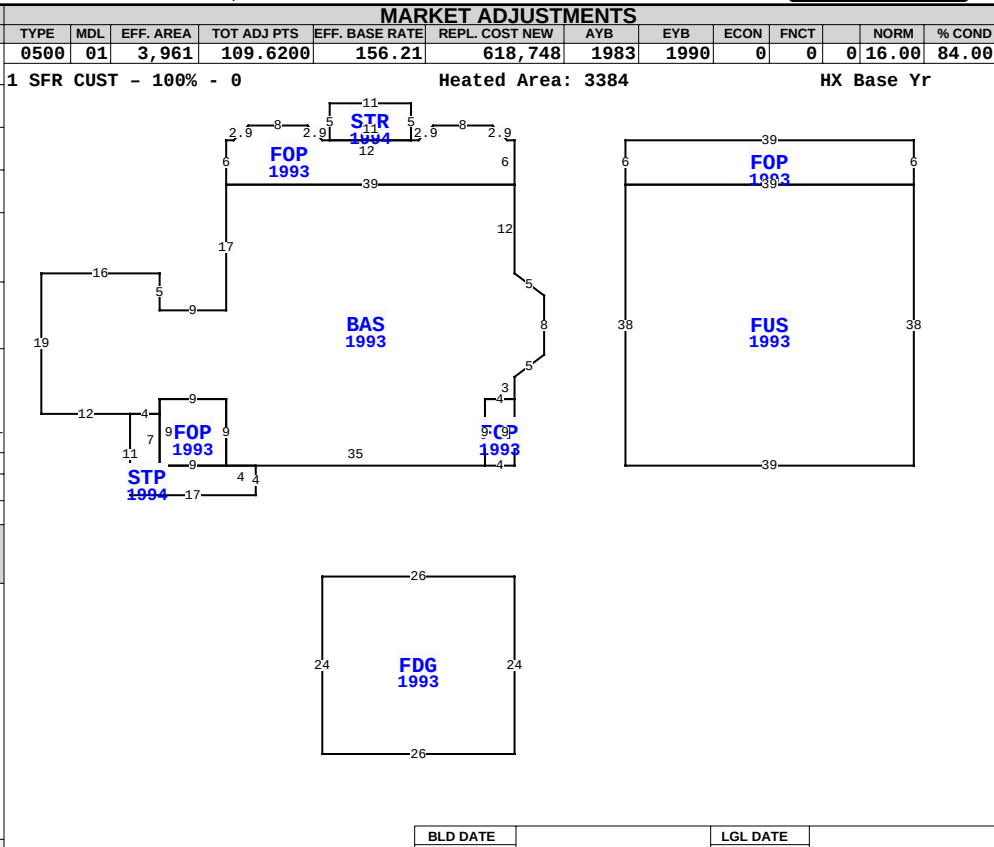
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,902	100	1,902	249,573
FDG	624	60	374	49,075
FOP	36	30	11	1,443
FOP	81	30	24	3,149
FOP	234	30	70	9,185
FOP	274	30	82	10,760
FUS	1,482	100	1,482	194,463
STP	96	100	10	1,312
STR	55	10	6	787
TOTALS	4,784		3,961	519,748

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	100	0	0	576.00	SF	127.50	127.50	
3	0825	BRICK	0	100	0	0	282.00	SF	12.50	12.50	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
5	0855	CONC PAVER	0	100	0	0	1,829.00	SF	7.00	7.00	
6	0825	BRICK	0	100	0	0	416.00	SF	12.50	12.50	
7	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	
8	0462	ST/AL FNC	0	100	226	0	904.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	UT	



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

TOTAL OB/XF											
43,399											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		519,748	
TOTAL MARKET OB/XF VALUE		43,399	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,363,147	
SOH/AGL Deduction		766,101	
ASSESSED VALUE		597,046	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		547,046	
TOTAL JUST VALUE		1,363,147	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,138,281	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0343/0091	8/01/1981	WD	Q	V	
GRANTOR:					SALE PRICE
GRANTEE:					73,000

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=1993] W1 U2 L2 W8 D2 L2 W1 STR=[YR=1994] N5 W11 S5 E11\$ W12 U2 L2 W8 D2 L2 W1 S6 BAS=[YR=1993] S17 W9 N5 W16 S19 E12 STP=[YR=1994] S11 E17 N4 W4 FOP=[YR=1993] N9 W9 S9 E9\$ W9 N7 W4\$ E4 N2 E9 S9 E35 FOP=[YR=1993] E4 N9 W4 S9 \$ N9 E4 N3 U3 R4 N8 U3 L4 N12 W39 \$ E39 N6 \$ PTR=E15FOP=[YR=1993] E39 S6 FUS=[YR=1993] S38 W39N38 E39 \$ W39 N6 \$ W15 \$ PTR= S59 FDG=[YR=1993] S24 W26 N24 E26 \$ N59 \$.											