

LOT 16
IN OR 1376/1926
CEDAR POINT UNIT 2 PB 4/107

ALLEN WILLIAM E & RAMAH A
16 RED CEDAR ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-030B-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		12	CEDAR 100		0500	11	5,465	147.4704	210.15	1,148,470	1986	1996	0	0	0	13.00	87.00	VALUATION BY		STANDARD																
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2006													Heated Area: 4500													HX Base Yr 2006		Tax Group: 5		Tax Dist:	
Roof Cover		10	WD SHINGLE 100																												BUILDING MARKET VALUE		999,169			
Interior Wall		05	DRYWALL 90																												TOTAL MARKET OB/XF VALUE		51,897			
Interior Wall		06	CUST PANEL 10																												TOTAL LAND VALUE - MARKET		800,000			
Interior Floo		14	CARPET 70																												TOTAL MARKET VALUE		1,851,066			
Interior Floo		12	HARDWOOD 30																												SOH/AGL Deduction		697,780			
Air Condition		03	CENTRAL 100																												ASSESSED VALUE		1,153,286			
Heating Type		04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE		HX HB 50,000			
Bedrooms		4	100																												BASE TAXABLE VALUE		1,103,286			
Bathrooms		4	100																												TOTAL JUST VALUE		1,851,066			
Frame		02	WOOD FRAME 100																												NCON VALUE		0			
Stories		2.	2. 100																												INCOME VALUE					
Units		0	100																												PREVIOUS YEAR MKT VALUE		1,498,771			
BUD8 Adjustme		05	DIST 1A 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																																
BAL	48	15	7	1,280																																
BAL	126	15	19	3,474																																
BAL	256	15	38	6,948																																
BAS	1,793	100	1,793	327,815																																
FGR	506	55	278	50,827																																
FOP	20	30	6	1,097																																
FOP	48	30	14	2,560																																
FOP	55	30	16	2,925																																
FOP	101	30	30	5,485																																
FOP	126	30	38	6,948																																
TOTALS	7,384		5,465	999,169																																
EXTRA FEATURES				16 RED CEDAR RD, FERNANDINA BEACH																BLD DATE				LGL DATE												
																				XF DATE				LAND DATE												
																				INC DATE				AG DATE												
L N	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																				
5	0861	POOL GUNIT	0 100	0	0	432.00	SF	85.00	85.00	100	1986	1986	3	20	7,344																					
7	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	2,480																					
8	1126	CB/STC 8"	0 100	0	0	88.00	SF	8.00	8.00	100	1997	1997	3	75	528																					
9	0462	ST/AL FNC	0 100	53	4	212.00	SF	10.00	10.00	100	1997	1997	3	26	551																					
10	0855	CONC PAVER	0 100	0	0	3,169.00	SF	10.00	10.00	100	2007	2007	3	89	28,204																					
11	0855	CONC PAVER	0 100	0	0	252.00	SF	10.00	10.00	100	2007	2007	3	89	2,243																					
12	0855	CONC PAVER	0 100	0	0	295.00	SF	10.00	10.00	100	2007	2007	3	89	2,626																					
13	0855	CONC PAVER	0 100	0	0	212.00	SF	10.00	10.00	100	2007	2007	3	89	1,887																					
14	0855	CONC PAVER	0 100	0	0	678.00	SF	10.00	10.00	100	2007	2007	3	89	6,034																					
LAND DESCRIPTION										TOTAL OB/XF										51,897																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	800,000.00	800,000.00	800,000																			