

PT OF LOTS 12,13 & ABND R/W IN
OR 1959/1230 (EX PT IN
OR 1124/610 BEING PAR 804-C)

MEYER PAMELA S
2203 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0012-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	03 PLASTER 50
Interior Wall	05 DRYWALL 50
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 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 1011.00

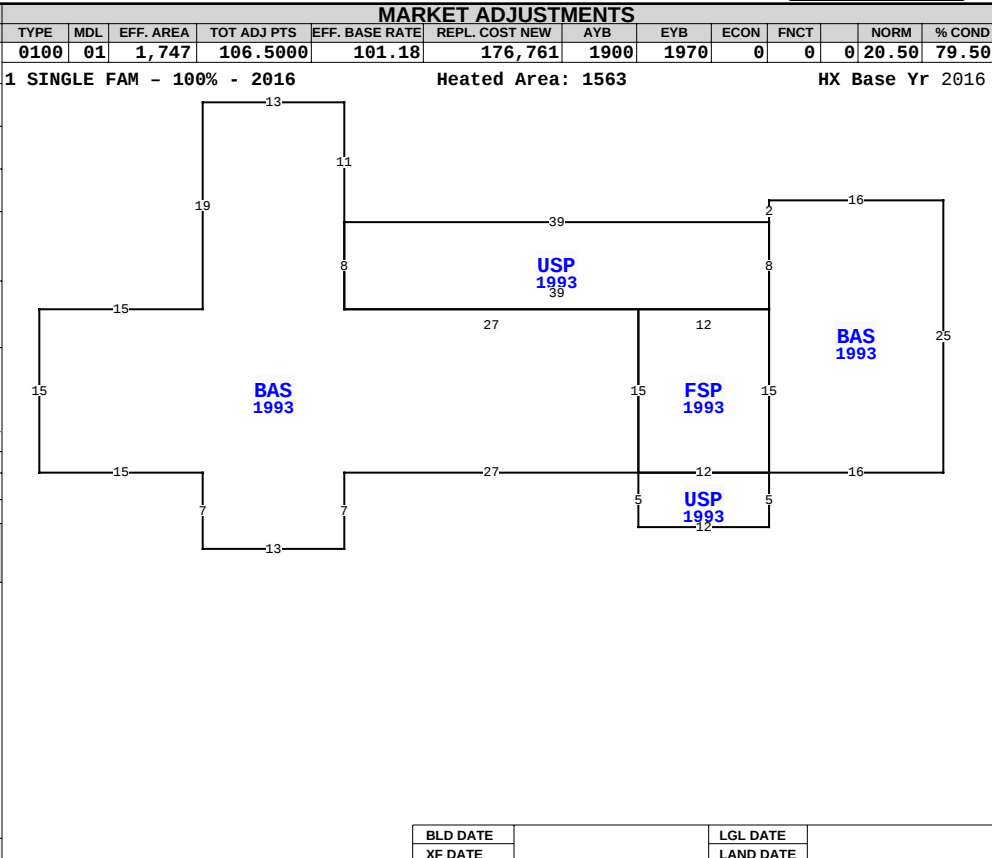
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	32,175
BAS	1,163	100	1,163	93,549
FSP	180	40	72	5,792
USP	60	30	18	1,448
USP	312	30	94	7,561
TOTALS	2,115		1,747	140,525

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	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0 100	25	16	400.00	SF	28.00	28.00	100	1930	1930	3	20	2,240	
2	0825	BRICK	0 100	0	0	304.00	SF	12.50	12.50	100	1972	1972	3	60	2,280	
3	0510	GARAGE WD-	0 100	25	16	400.00	SF	28.00	28.00	100	1962	1962	3	20	2,240	
4	0681	POLE SHED	0 100	12	7	84.00	SF	15.00	15.00	100	1962	1962	3	20	252	
5	1243	WD DECK F	0 100	0	0	316.00	SF	8.00	8.00	100	2000	2000	3	20	506	
6	0681	POLE SHED	0 100	12	6	72.00	SF	15.00	15.00	100	1962	1962	3	20	216	
7	1076	TRELLIS A	0 100	29	8	232.00	SF	7.50	7.50	100	2000	2000	3	25	435	
8	1076	TRELLIS A	0 100	4	10	40.00	SF	7.50	7.50	100	2000	2000	3	25	75	
9	0350	CARPORT WD	0 100	8	12	96.00	SF	13.00	13.00	100	2000	2000	3	20	250	
10	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00	100	2021	2021	3	93	8,928	

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	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		R-1	0.00	0.00	3.06	AC		1.00	1.00	1.00	175,000.00	175,000.00	535,500							



2203 CEDAR ST, FERNANDINA BEACH

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

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TOTAL OB/XF 17,422

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NASSAU COUNTY PROPERTY					PAGE 1 of 2		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				180,819			
TOTAL MARKET OB/XF VALUE				17,422			
TOTAL LAND VALUE - MARKET				535,500			
TOTAL MARKET VALUE				733,741			
SOH/AGL Deduction				301,661			
ASSESSED VALUE				432,080			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				382,080			
TOTAL JUST VALUE				733,741			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				727,841			

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