PT OF LOT 14 IN OR 447/169 &
PT OF R/W IN OR 894/1234
CITRONA S/D U/R

WILLIAMS DOROTHY I
2116 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1180-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

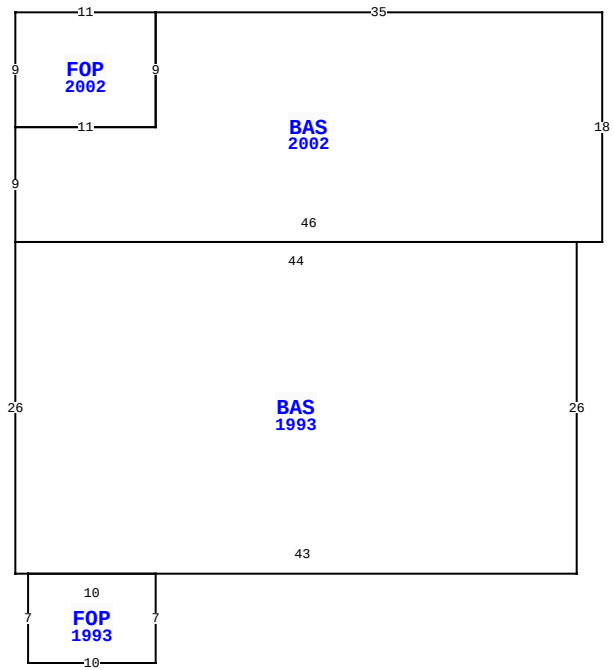
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,144	100	1,144	93,761
BAS	729	100	729	59,748
FOP	70	30	21	1,721
FOP	99	30	30	2,459
TOTALS	2,042		1,924	157,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	102.7040	97.57	187,725	1948	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 1986 Heated Area: 1873 HX Base Yr 1986



2116 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,689
TOTAL MARKET OB/XF VALUE		5,213
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		382,902
SOH/AGL Deduction		271,423
ASSESSED VALUE		111,479
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,479
TOTAL JUST VALUE		382,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990382	ADDITION	6,500	05/07/1999
BP 4383	N/A	8,500	07/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0894/1234	8/09/1999	EE	U	I	03	100
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: WILLIAMS JOHN "BUBB						
0447/0169	3/01/1985	WD	U	I		27,600
GRANTOR: JARVIS W K (WIDOWER)						
GRANTEE: WILLIAMS JOHN B & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W35 FOP=[YR=2002] W11 S9 E11 N9$ S9 W11 S9
BAS=[YR=1993] S26 E1 FOP=[YR=1993] S7 E10 N7 W10$ E43 N26
W44$ E46 N18$.

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	10	11	110.00	SF	6.50	6.50	100	1948	1948	3	20	143	
2	1243	WD DECK F	0	100	0	0	210.00	SF	8.00	8.00	100	1990	1990	3	20	336	
3	0510	GARAGE WD-	0	100	30	16	480.00	SF	35.00	35.00	100	2000	2000	3	28	4,704	
4	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2002	2002	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 5,213

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		R-1	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS