



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	175,780
FEP	195	80	156	18,318
FGR	494	55	272	31,939
FOP	82	30	25	2,936
TOTALS	2,268		1,950	228,972

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	48	17	816.00	SF	5.20	5.20	100	1987
2	0810	CONCRETE A	0 100	3	48	144.00	SF	6.50	6.50	100	1987
3	0810	CONCRETE A	0 100	0	0	116.00	SF	6.50	6.50	100	2006
4	1076	TRELLIS A	0 100	0	0	72.00	SF	7.50	7.50	100	2006

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		R-2	0.00	0.00	1.00	LT	

1 SNGL FAM - 100% - 2023

Heated Area: 1497

HX Base Yr 2023

108 EIDER CT, FERNANDINA BEACH

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	48	17	816.00	SF	5.20	5.20	100	1987
2	0810	CONCRETE A	0 100	3	48	144.00	SF	6.50	6.50	100	1987
3	0810	CONCRETE A	0 100	0	0	116.00	SF	6.50	6.50	100	2006
4	1076	TRELLIS A	0 100	0	0	72.00	SF	7.50	7.50	100	2006

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
228,972											
TOTAL MARKET OB/XF VALUE											
3,587											
TOTAL LAND VALUE - MARKET											
260,000											
TOTAL MARKET VALUE											
492,559											
SOH/AGL Deduction											
33,434											
ASSESSED VALUE											
459,125											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
409,125											
TOTAL JUST VALUE											
492,559											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
445,752											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041751	REPAIR/RRF	4,000	09/29/2004
BP 4336	N/A	48,200	06/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2280/0558	6/03/2019	WD	Q	I	01	344,000	
GRANTOR: CUDD MICHAEL L & RAND							
GRANTEE: ABERNATHY JOHN G &							
2280/0554	5/17/2019	PR	U	I	19	100	
GRANTOR: CUDD MICHAEL L P/R OF							
GRANTEE: CUDD MICHAEL L & RA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 N12 W3 FEP=[YR=1993] N13 W15 S13 E15 \$ W29 S48 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W6 S7 W2 S5 E8 \$ W21 \$ E13 N5 E2 N7 E6 S1 D2 R2 E10 N4 E2 N8 E2 U3 R3 N12 \$.											