BLOCK 26 LOT 7
CITY OF FDNA BEACH

JBR TRUST/ROWLETTER JAN BASKIN TRUSTEE
407 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0026-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	04	Quality Level 04

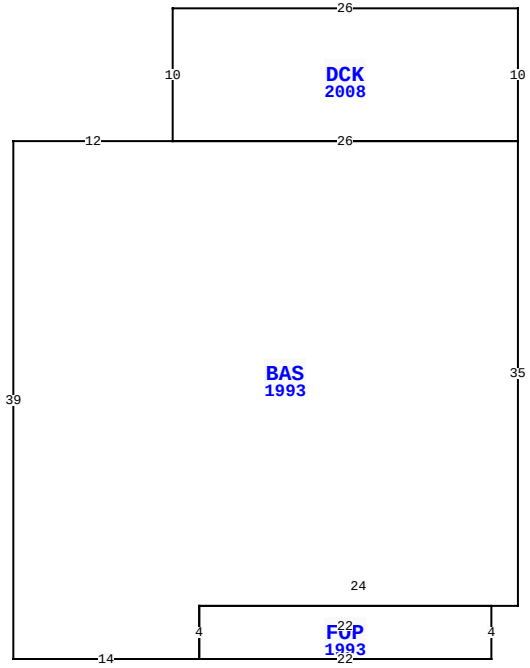
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1,386	287,257
DCK	260	10	26	5,389
FOP	88	30	26	5,389
TOTALS	1,734		1,438	298,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,438	167.4816	209.35	301,045	1930	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 1386 HX Base Yr 2024



407 CEDAR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,035
TOTAL MARKET OB/XF VALUE		20,240
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		518,275
SOH/AGL Deduction		0
ASSESSED VALUE		518,275
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		463,275
TOTAL JUST VALUE		518,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080273	XFOB	8,000	02/22/2008
20071731	XFOB	600	09/13/2007
20062713	REPAIR/RRF	4,000	12/11/2006
20061230	XFOB	2,500	06/01/2006
20051390	REMODEL	3,000	03/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/220	9/28/2023	WD	U	I	11	100
GRANTOR: ROWLETTE JAN BASKIN						
GRANTEE: JBR TRUST						
2577/1542	7/18/2022	TD	Q	I	01	625,000
GRANTOR: IVY DEBORAH L/E						
GRANTEE: ROWLETTE JAN BASKIN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W26 S10 BAS=[YR=1993] W12 S39 E14 FOP=[YR=1993] E22 N4 W22 S4 $ N4 E24 N35W26$ E26 N10$.

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	1243	WD DECK F	0	100	11	5	55.00	SF	8.00	8.00	100	1993	1993	3	20	88	
2	0810	CONCRETE A	0	100	24	22	528.00	SF	6.50	6.50	100	2008	2008	3	89	3,054	
3	0911	SCRN RM A	0	100	26	22	572.00	SF	17.50	17.50	100	2008	2008	3	35	3,504	
4	0855	CONC PAVER	0	100	0	0	717.00	SF	10.00	10.00	100	2008	2008	3	89	6,381	
5	0940	SHEDS/PORT	0	100	18	10	180.00	SF	45.00	45.00	100	2008	2008	3	35	2,835	
6	0680	POLE SHED	0	100	18	12	216.00	SF	10.00	10.00	100	2008	2008	3	52	1,123	
7	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2022	2022	3	99	2,661	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 20,240

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS