



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,302	100
UOP	156	20
TOT ADJ AREA	1,302	
SUBAREA MARKET VALUE	129,113	
TOTALS	1,458	1,333 132,186

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,333	95.0040	118.76	158,307	1900	1985	0	0	16.50	83.50
1 SNGL FAM - 0% - 2024 Heated Area: 1302 HX Base Yr											
BLD DATE	03/03/2023						NW	LGL DATE			
XF DATE								LAND DATE			
INC DATE								AG DATE			

501 CEDAR ST, FERNANDINA BEACH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	16	3		48.00	SF 6.50	100	1990
2	0810	CONCRETE A	0	0	14	4		56.00	SF 6.50	100	1990
3	0825	BRICK	0	0	7	4		28.00	SF 12.50	100	1990
4	1243	WD DECK F	0	0	6	4		24.00	SF 8.00	100	2006
5	1242	WD DECK A	0	0	4	6		24.00	SF 10.00	100	2006
6	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	2007

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	0	0006	R-2	50.00	100.00	50.00	FF	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2					Tax Dist:						
BUILDING MARKET VALUE										132,186	
TOTAL MARKET OB/XF VALUE										4,006	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										336,192	
SOH/AGL Deduction										0	
ASSESSED VALUE										336,192	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										336,192	
TOTAL JUST VALUE										336,192	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										330,029	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W13 S1 W6 N4 W20 S38 UOP=[YR=1993] S6 E26 N6 W26\$ E26 N9 E13 N26\$.											
TOTAL OB/XF 4,006											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											