BLOCK 48 LOT W1/2 OF 4
CITY OF FDNA BEACH

JIGSAW PROPERTIES LLC
PO BOX 3288
PALM BEACH, FL 33480

2024

00-00-31-1800-0048-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

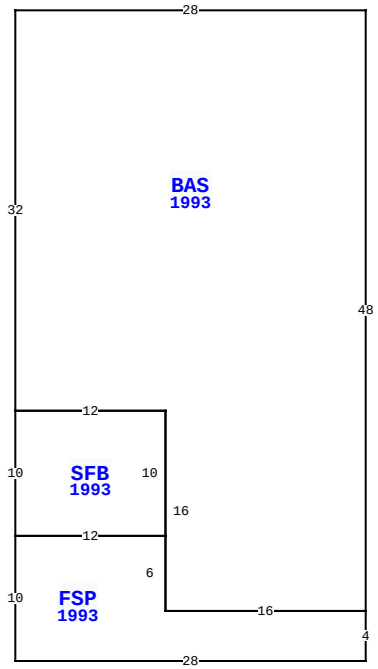
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	86,662
FSP	184	40	74	5,567
SFB	120	80	96	7,222
TOTALS	1,456		1,322	99,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	97.2192	92.36	122,100	1982	1985	0	0	0	18.55	81.45

1 SINGLE FAM – 0% - 2024 Heated Area: 1248 HX Base Yr



901 CEDAR ST, FERNANDINA BEACH

BLD DATE	04/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	99,450
TOTAL MARKET OB/XF VALUE	1,045
TOTAL LAND VALUE - MARKET	145,800
TOTAL MARKET VALUE	246,295
SOH/AGL Deduction	0
ASSESSED VALUE	246,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,295
TOTAL JUST VALUE	246,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0731		20,000	01/29/2024
6453	REMODEL	300	03/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2676/987	10/27/2023	WD	Q	I	02	285,000
GRANTOR: MACEDONIA A M E CHURC						
GRANTEE: JIGSAW PROPERTIES L						
1501/0731	5/25/2007	WD	U	I	23	110,000
GRANTOR: ROBERTS HENRY B						
GRANTEE: MACEDONIA A M E CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S32 SFB=[YR=1993] S10 FSP=[YR=1993] S10 E28 N4W16 N6 W12$ E12N10W12$E12 S16E16N48$.

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	0	47	9	423.00	SF	6.50	6.50	100	1982	1982	3	38	1,045	

LAND DESCRIPTION

TOTAL OB/XF 1,045

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	0	0006	MU-8	50.00	100.00	4,860.00	SF		1.00	1.00	1.00	30.00	30.00	145,800							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 145,800 Market: 0 Agricultural: 0 Common: 145,800 PRINTED 08/06/2024 BY SYS