

BLOCK 48 LOT E1/2 OF 5
IN OR 1934/282
CITY OF FDNA BEACH

SPAULDING ANNETTE/JOHNSON GEORGIA L EST ET AL
913 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0048-0051



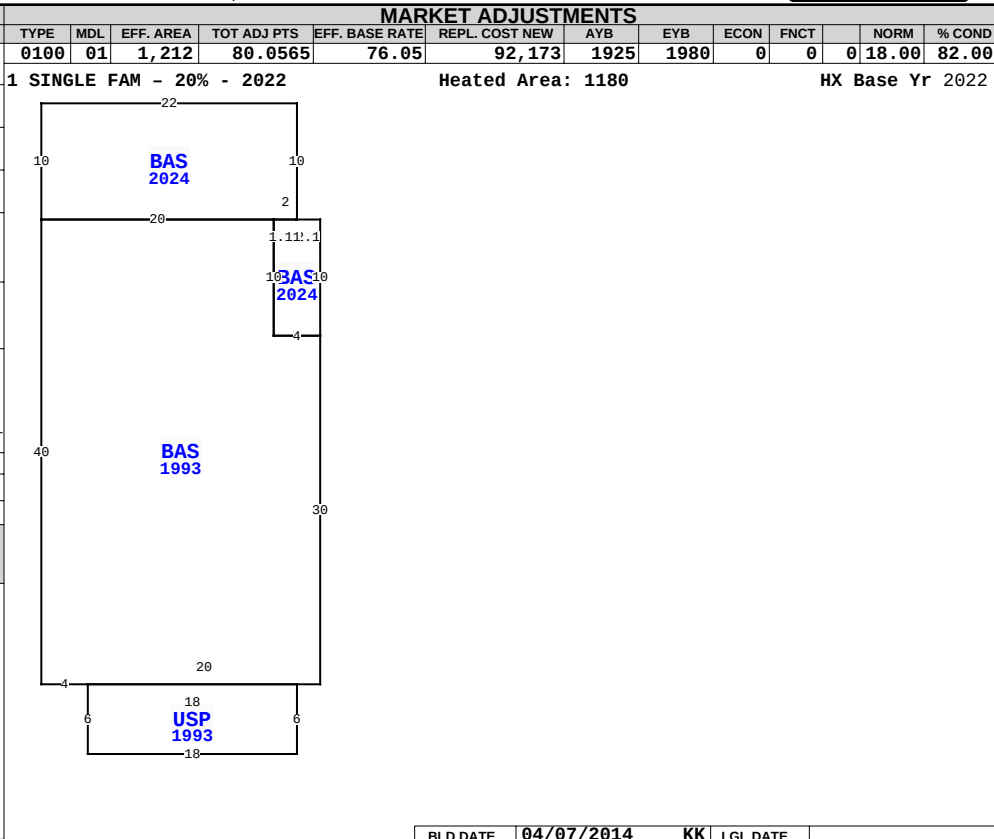
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	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	920	100	920	57,372
BAS	40	100	40	2,494
BAS	220	100	220	13,719
USP	108	30	32	1,996
TOTALS	1,288		1,212	75,582

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	20	4	20			6.50	100	1980	1980	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	20	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00



913 CEDAR ST, FERNANDINA BEACH	BLD DATE 04/07/2014	KK	LGL DATE	03/18/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					75,582				
TOTAL MARKET OB/XF VALUE					169				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					185,751				
SOH/AGL Deduction					44,505				
ASSESSED VALUE					141,246				
TOTAL EXEMPTION VALUE					29,638				
BASE TAXABLE VALUE					111,608				
TOTAL JUST VALUE					185,751				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					159,773				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181257	ADDITION	28,783	04/17/2018
7308	XF0B	4,073	09/09/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W20 S40 E4 E20 N30 W4 N10 \$									
USP=[YR=1993;ORIG=-16,40] S6 E18 N6 W18 \$									
BAS=[YR=2024;ORIG=4,10] N10 D0L2.1 U0L1.11 S10 E4 \$									
BAS=[YR=2024;ORIG=-20,-10] E22 S10 W2 W20 N10 \$									