



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	102,573
DCK	60	10	6	611
DCK	92	10	9	916
FOP	96	30	29	2,951
STR	16	10	2	204
TOTALS	1,272		1,054	107,255

L N	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	0940	SHEDS/PORT	0	100	9	14			30.00	100	2006	2006	3	27	1,021	

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	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	2,200.00	2,200.00	110,000							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,054	115.8050	110.01	115,951	1956	2007	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1008 HX Base Yr 2021											
909 CEDAR ST, FERNANDINA BEACH											

BLD DATE	04/07/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/18/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			107,255
TOTAL MARKET OB/XF VALUE			1,021
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			218,276
SOH/AGL Deduction			61,914
ASSESSED VALUE			156,362
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			106,362
TOTAL JUST VALUE			218,276
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0373	ADD 125SF	25,000	07/18/2024
2009048	REMODEL	4,200	04/23/2009
20090488	REPAIR/RRF	4,000	04/21/2009
20090478	H/AC	2,000	04/04/2009
20090134	REMODEL	3,200	01/30/2009
20090029	REMODEL	91,000	01/08/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2380/1402	7/30/2020	WD	Q	I	01
GRANTOR: REGIER JERRY & SHARYN					
GRANTEE: WODEHOUSE GEORGE &					
1639/0319	8/31/2009	WD	U	I	11
GRANTOR: SONRISE HOUSE CO LLC					
GRANTEE: REGIER JERRY SHARYN					

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=2009] W1S4 BAS=[YR=1993] W1 S8 DCK=[YR=2009] W9S4W5S4E14N8\$ S8W16 S16 FOP=[YR=2009] S6E5 STR=[YR=2009] S4E4 N4W4\$ E11N6W16\$ E16 S15 E16 N47W15\$ E15N4\$.	