BLOCK 125 LOT 1
CITY OF FDNA BEACH

PENN CAROL HORNE
402 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0125-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

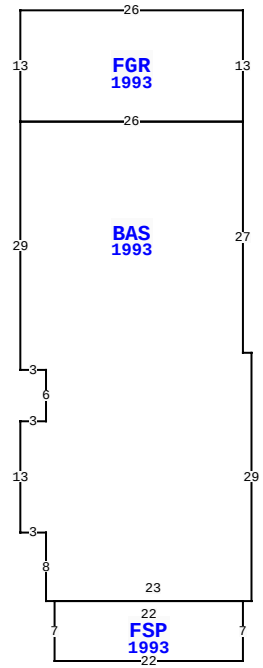
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	1,443	125,947
FGR	338	55	186	16,235
FSP	154	40	62	5,412
TOTALS	1,935		1,691	147,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	125.0000	118.75	200,806	1945	1990	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1443 HX Base Yr



402 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	147,592
TOTAL MARKET OB/XF VALUE	1,147
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	348,739
SOH/AGL Deduction	0
ASSESSED VALUE	348,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,739
TOTAL JUST VALUE	348,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060820	FENCE	700	04/20/2006
7362	REPAIR/RRF	1,500	10/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/125	10/19/2023	SW	Q	I	01	411,400
GRANTOR: 402 CEDAR STREET LLC						
GRANTEE: PENN CAROL HORNE						
2661/568	8/15/2023	WD	Q	I	01	403,000
GRANTOR: ALBERT VINEESE M						
GRANTEE: 402 CEDAR STREET LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S29 E3 S6 W3 S13 E3 S8 E1 FSP=[YR=1993] S7 E22 N7W22$ E23 N29 W1 N27$ FGR=[YR=1993] N13 W26 S13E26$.

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	10	10	100.00	SF	6.50	6.50	100	1945	1945	3	20	130	
2	0810	CONCRETE A	0	0	10	13	130.00	SF	6.50	6.50	100	1998	1998	3	75	634	
3	0810	CONCRETE A	0	0	3	19	57.00	SF	6.50	6.50	100	1998	1998	3	75	278	
4	0819	CONC 12"	0	0	7	3	21.00	SF	9.50	9.50	100	1945	1945	3	20	40	
5	0810	CONCRETE A	0	0	5	10	50.00	SF	6.50	6.50	100	1945	1945	3	20	65	

LAND DESCRIPTION

TOTAL OB/XF 1,147

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	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