BLOCK 125 LOT 14
CITY OF FDNA BEACH

SULLIVAN CHRISTOPHER J & MICHELLE A
414 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0125-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

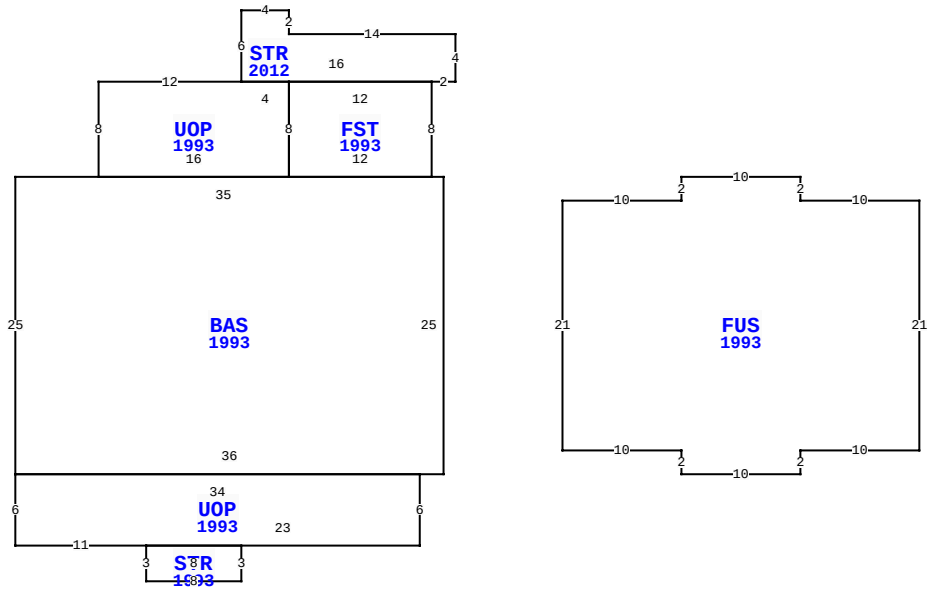
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	135,631
FST	96	55	53	7,987
FUS	670	100	670	100,969
STR	24	10	2	302
STR	80	10	8	1,206
UOP	128	20	26	3,918
UOP	204	20	41	6,179
TOTALS	2,102		1,700	256,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,700	128.2600	160.32	272,544	1930	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2024 Heated Area: 1570 HX Base Yr 2024



414 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		407,337
TOTAL MARKET OB/XF VALUE		5,621
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		612,958
SOH/AGL Deduction		0
ASSESSED VALUE		612,958
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		562,958
TOTAL JUST VALUE		612,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120988	4' BLACK METAL FE	0	06/01/2012
20120906	METER TO ADDITION	1,200	05/18/2012
20120092	H/AC MAIN HOUSE	4,000	01/18/2012
20120075	ADDITION	138,886	11/29/2011
20120076	ROOF NC	14,500	11/29/2011
20110723	ENLARGE LNDRY RM	500	05/11/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1373	10/06/2020	WD	Q	I	01	452,000
GRANTOR: HICKS ROBERT F & KIMB						
GRANTEE: SULLIVAN CHRISTOPHE						
2323/0796	11/27/2019	WD	Q	I	01	450,000
GRANTOR: FULTON SUSAN B REVOCA						
GRANTEE: HICKS ROBERT F & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FST=[YR=1993] N8 STR=[YR=2012] E2N4W14N2W4S6 UOP=[YR=1993] W12S8E16 N8W4$ E16$ W12 S8E12$ W35 S25 UOP=[YR=1993] S6E11 STR=[YR=1993] S3E8N3 W8$ E23N6W34$ E36N25$ PTR= E10 S2 FUS=[YR=1993] E10 N2 E10 S2 E10 S21 W10 S2 W10 N2 W10 N21 $ W10N2 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	22	440	
2	0825	BRICK	0	100	7	4	28.00	SF	8.75	8.75	100	1950	1950	3	20	49	
3	0855	CONC PAVER	0	100	3	32	96.00	SF	7.00	7.00	100	1996	1996	3	72	484	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1997	1997	3	73	152	
5	0825	BRICK	0	100	0	0	325.00	SF	8.75	8.75	100	1950	1950	3	20	569	
6	0962	SKYLIGHT	0	100	0	0	2.00	UT	175.00	175.00	100	2012	2012	3	93	326	
7	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50	6.50	100	2012	2012	3	93	822	
8	1076	TRELLIS A	0	100	27	6	162.00	SF	7.50	7.50	100	2012	2012	3	68	826	
9	0855	CONC PAVER	0	100	0	0	300.00	SF	7.00	7.00	100	2012	2012	3	93	1,953	

LAND DESCRIPTION

TOTAL OB/XF 5,621

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	100	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 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

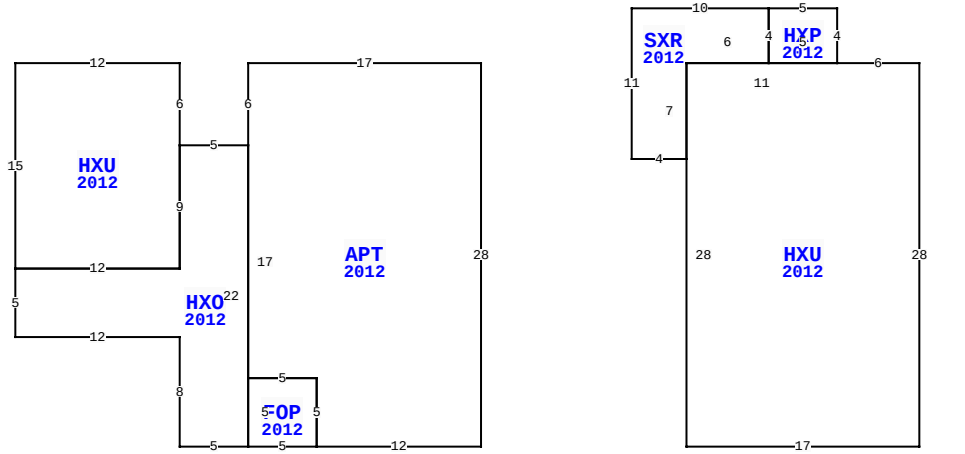
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	451	100	451	81,054
FOP	25	30	8	1,438
HXO	170	5	8	1,438
HXP	20	30	6	1,078
HXU	180	55	99	17,793
HXU	476	55	262	47,087
SXR	68	10	7	1,258
TOTALS	1,390		841	151,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	841	148.9950	186.24	156,628	2012	2015	0	0	0	3.50	96.50

2 SNGL FAM – 0% - 2024 Heated Area: 451 HX Base Yr 2024



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TOTAL JUST VALUE		612,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110735	HOUSEMVING	1,200	05/06/2011
10442	GARAGE	7,505	04/18/1997
6469B	CARPORT	1,500	04/09/1991
5328	REMODEL	5,000	04/26/1989
5055	DEMOLITION	0	10/17/1988

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GRANTEE: SULLIVAN CHRISTOPHE						
2323/0796	11/27/2019	WD	Q	I	01	450,000
GRANTOR: FULTON SUSAN B REVOCA						
GRANTEE: HICKS ROBERT F & KI						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2012] W17S6 HXO=[YR=2012] W5 HXU=[YR=2012] N6W12S15E12N9$ S9W12S5 E12S8E5 FOP=[YR=2012] E5N5W5S5$ N22$ S17E5S5E12N28$ PTR=E15 HXU=[YR=2012] S28E17N28W6 HXP=[YR=2012] N4 W5 SXR=[YR=2012] W10S11E4N7E6N4$ S4 E5$ W11$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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