

BLOCK 127 N60 FT OF LOT 1
IN OR 2271/1749
CITY OF FDNA BEACH

DORNER SUSAN K
606 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0127-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

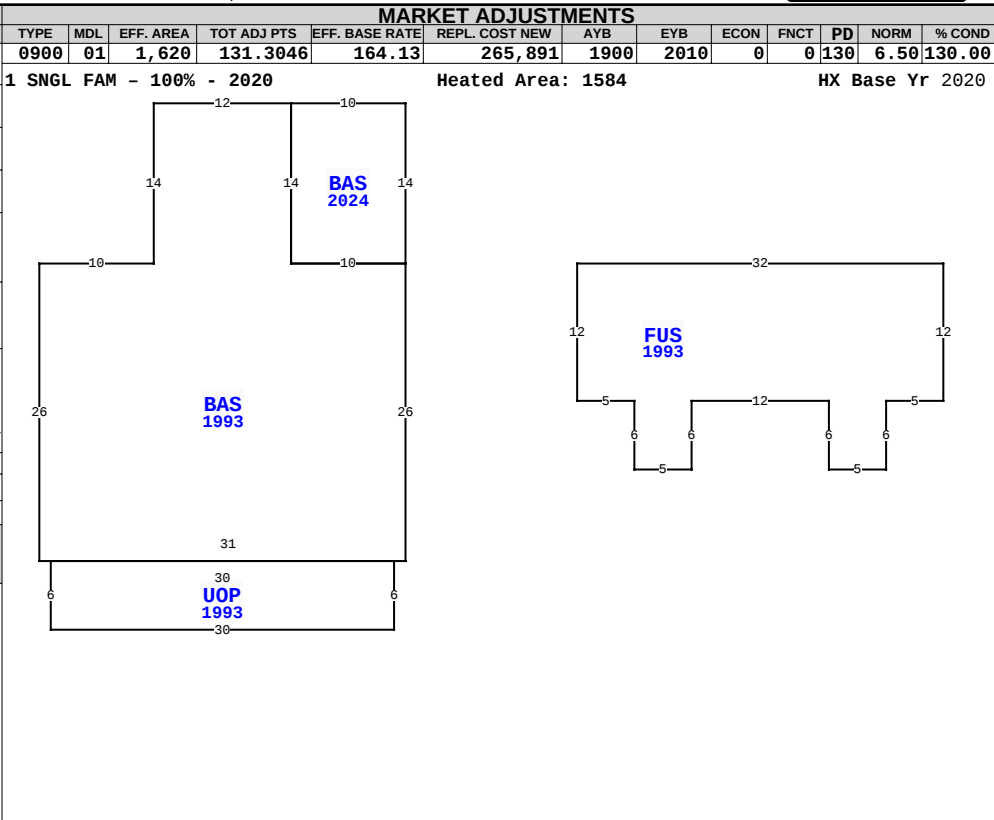
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	213,369
BAS	140	100	140	29,871
FUS	444	100	444	94,736
UOP	180	20	36	7,682

TOTALS	1,764	1,620	345,658
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0810	CONCRETE A	0 100	14	24	336.00	SF	6.50	6.50
8	0810	CONCRETE A	0 100	0	0	600.00	SF	6.50	6.50
9	0855	CONC PAVER	0 100	0	0	150.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	60.00	100.00	60.00



606 CEDAR ST, FERNANDINA BEACH	BLD DATE 10/24/2013	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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
3	0810	CONCRETE A	0 100	14	24	336.00	SF	6.50	6.50	100	1960	1960	3	20	437	
8	0810	CONCRETE A	0 100	0	0	600.00	SF	6.50	6.50	100	2021	2021	3	99	3,861	
9	0855	CONC PAVER	0 100	0	0	150.00	SF	10.00	10.00	100	2021	2021	3	99	1,485	

TOTAL OB/XF										5,783						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	R-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										420,794		
TOTAL LAND VALUE - MARKET										240,000		
TOTAL MARKET VALUE										666,577		
SOH/AGL Deduction										183,333		
ASSESSED VALUE										483,244		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										433,244		
TOTAL JUST VALUE										666,577		
NCON VALUE										27,281		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										620,440		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222389	ADDITION	125,000	09/02/2022
20200282	NEW CONSTR	119,932	09/29/2020
20184025	NEW CONSTR	105,006	11/28/2018
20131904	MTL ROOF	12,000	08/14/2013
20090321	H/AC	5,400	10/13/2009
990097	6'WOOD FENCE	700	03/23/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2271/1749	4/18/2019	WD	Q	I	02	465,000	
GRANTOR:MEE BRIAN T							
GRANTEE:DORNER SUSAN K							
2196/1634	5/03/2018	WD	Q	I	01	425,000	
GRANTOR:BAKER ROGER A & LINDA							
GRANTEE:MEE BRIAN T							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W10 N14 W12 S14 W10 S26 E1 E31 N26 \$									
FUS=[YR=1993;ORIG=15,0] E32 S12 W5 S6 W5 N6 W12 S6 W5 N6 W5 N12 \$									
UOP=[YR=1993;ORIG=-31,26] S6 E30 N6 W30 \$									
PTR=[ORIG=0,0] E15 W15 \$									
BAS=[YR=2024;ORIG=-10,-14] E10 S14 W10 N14 \$									

