BLOCK 130 LOT 1
CITY OF FDNA BEACH

MANDRICK JOHN & ANDREA
900 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0130-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	02	Quality Level 02

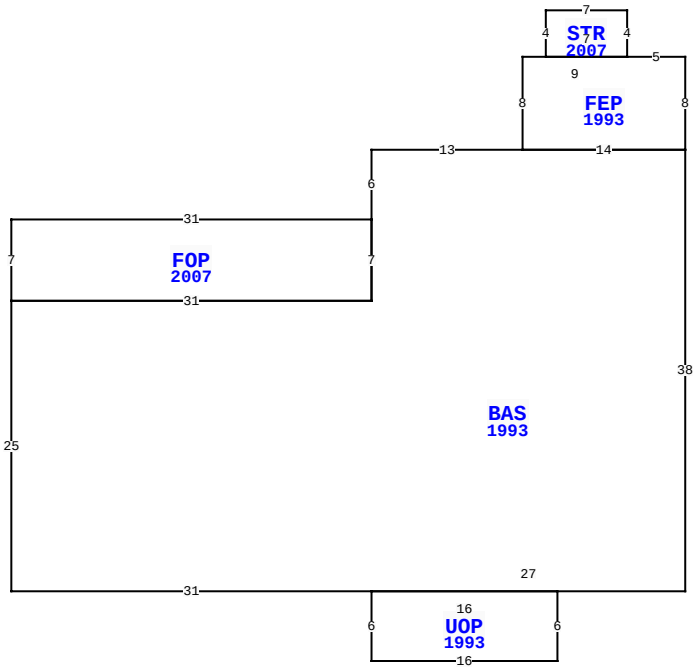
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1,801	142,515
FEP	112	80	90	7,122
FOP	217	30	65	5,143
STR	28	10	3	238
UOP	96	20	19	1,503
TOTALS	2,254		1,978	156,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	105.1099	99.85	197,503	1930	1977	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1801 HX Base Yr 2017



900 CEDAR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,521
TOTAL MARKET OB/XF VALUE		1,982
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		408,503
SOH/AGL Deduction		253,094
ASSESSED VALUE		155,409
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,409
TOTAL JUST VALUE		408,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070598	NEW PLUMBING FIXT	3,500	04/13/2007
20062288	COMPLETE REWIRE	5,100	10/05/2006
20061308	COMPLETE RENOVATI	100,000	06/12/2006
20052231	DEMOLISH DAMAGED	2,000	07/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1711	7/11/2024	WD	Q	I	01	435,000
GRANTOR: THOMPSON JAMES G &						
GRANTEE: MANDRICK JOHN & AND						
2074/1206	9/26/2016	WD	Q	I	01	146,500
GRANTOR: BRUNER JAMES						
GRANTEE: THOMPSON JAMES G &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W5 STR=[YR=2007] N4W7S4E7$ W9S8 BAS=[YR=1993] W13 S6 FOP=[YR=2007] W31S7E31N7$ S7W31 S25E31 UOP=[YR=1993] S6E16N6W16$ E27N38W14$ E14N8$.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	
2	0810	CONCRETE A	0	100	20	15	300.00	SF	6.50	6.50	100	1982	1982	3	38	741	
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	23.10	23.10	100	2007	2007	3	31	931	

LAND DESCRIPTION

TOTAL OB/XF 1,982

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	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS