

BLOCK 131 LOT N1/2 OF 1
IN OR 826/953
CITY OF FDNA BEACH

RAINEY DEXTER & REGINA N
1002 CEDAR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0131-0011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 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	03	Quality Level 03
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	896	100	896	83,988
BAS	384	100	384	35,995
FOP	64	30	19	1,781
TOTALS	1,344		1,299	121,763

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	2003
2	0940	SHEDS/PORT	0 100	10	7	70.00	SF	30.00	30.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,299	114.4000	108.68	141,175	1979	1995	0	0	0 13.75	86.25
1 SINGLE FAM - 100% - 1999 Heated Area: 1280 HX Base Yr 1999											
24 BAS 2003 24 40 BAS 1993 20 16 FOP 1993 4											
1002 CEDAR ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/18/2024 MLU											

TOTAL OB/XF											
743											

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743											

Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		121,763	
TOTAL MARKET OB/XF VALUE		743	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		232,506	
SOH/AGL Deduction		180,972	
ASSESSED VALUE		51,534	
TOTAL EXEMPTION VALUE		26,534	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		232,506	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140069	VINSIDING	8,700	01/13/2014
20032868	H/AC	3,000	04/08/2003
20032871	REMODEL	3,000	04/08/2003
20032784	REMODEL	2,000	03/27/2003
20032695	ADDITION	55,000	03/13/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0826/0953	3/17/1998	WD	Q	I	
GRANTOR: SIMMONS SARA					SALE PRICE
GRANTEE: RAINEY DEXTER & REG					42,500
0317/0655					100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 BAS=[YR=2003] W16 S24 E16 N24 \$ S24 E24 FOP=[YR=1993] E16 N4 W16S4\$ N4 E16 N20\$.											

OTHER ADJUSTMENTS AND NOTES											

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