



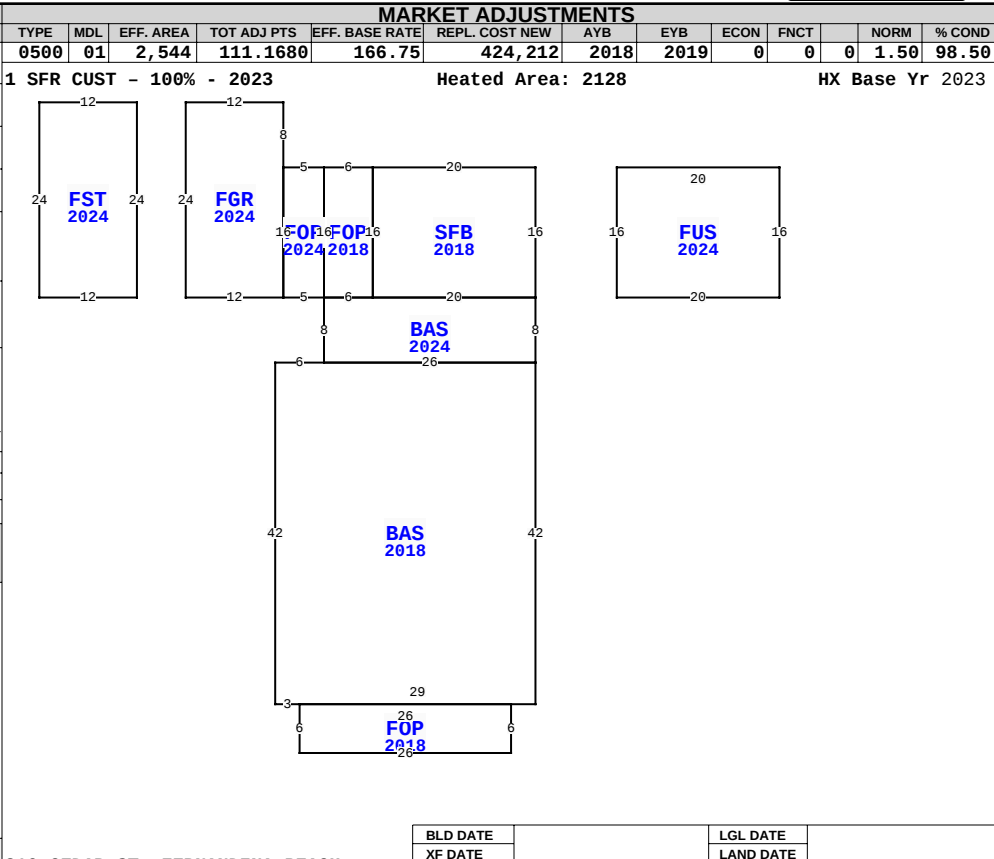
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,344	100	1,344	220,750
BAS	208	100	208	34,164
FGR	288	55	158	25,952
FOP	96	30	29	4,763
FOP	156	30	47	7,719
FOP	80	30	24	3,942
FST	288	55	158	25,952
FUS	320	100	320	52,560
SFB	320	80	256	42,048
TOTALS	3,100		2,544	417,849

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	
2	0855	CONC PAVER	0 100	0	0	1,104.00	SF	10.00	10.00	100	
3	0855	CONC PAVER	0 100	0	0	156.00	SF	10.00	10.00	100	
4	0855	CONC PAVER	0 100	0	0	601.00	SF	10.00	10.00	100	

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



310 CEDAR ST, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

TOTAL OB/XF											
20,192											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		417,849	
TOTAL MARKET OB/XF VALUE		20,192	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		638,041	
SOH/AGL Deduction		125,366	
ASSESSED VALUE		512,675	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		462,675	
TOTAL JUST VALUE		638,041	
NCON VALUE		130,075	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222630	DEMO & RMDL SFR	170,000	03/01/2023
20222606	ADDITION	50,000	02/07/2023
20170646	CO ISSUED	0	02/08/2018
20170646	NEW CONSTR	172,803	03/06/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2720/742	6/20/2024	SW	U	I	11
GRANTOR: MASON JOHN PAUL & MAR					
GRANTEE: MASON MARY K REVOCA					
2473/1111	6/24/2021	WD	Q	I	02
GRANTOR: HERSTAM MARY DENISE					
GRANTEE: MASON JOHN P & MARY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=-26,24] W6 S42 E3 E29 N42 W26 \$											
SFB=[YR=2018;ORIG=0,0] W20 S16 E20 N16 \$											
FOP=[YR=2018;ORIG=-29,66] S6 E26 N6 W26 \$											
FOP=[YR=2018;ORIG=-20,0] W6 S16 E6 N16 \$											
PTR=[ORIG=0,0] E15 W15 \$											
FUS=[YR=2024;ORIG=10,0] E20 S16 W20 N16 \$											
BAS=[YR=2024;ORIG=-26,16] E6 E20 S8 W26 N8 \$											
FOP=[YR=2024;ORIG=-31,0] E5 S16 W5 N16 \$											
FGR=[YR=2024;ORIG=-43,-8] E12 S8 S16 W12 N24 \$											
FST=[YR=2024;ORIG=-61,-8] E12 S24 W12 N24 \$											