LOT 21
IN OR 1338/1796
CEDAR POINT UNIT 2 PB 4/107

SCALIA PETER J & DONNA J
5 RED CEDAR ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-030B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

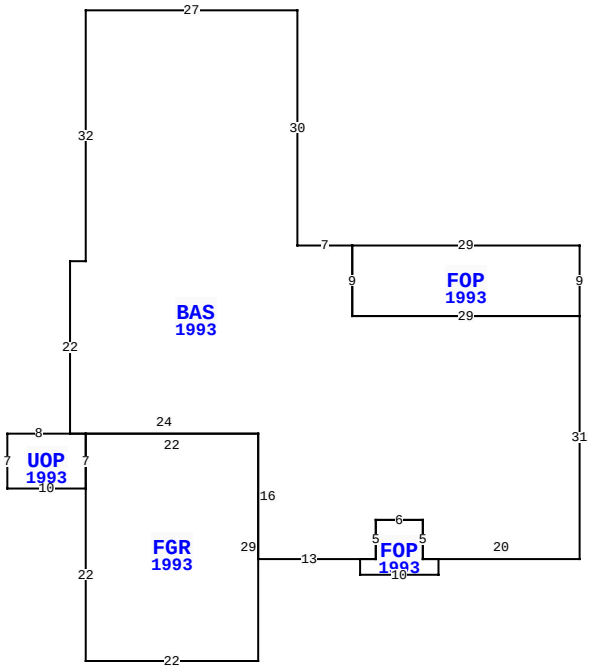
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,731	100	2,731	357,157
FGR	638	55	351	45,904
FOP	50	30	15	1,962
FOP	261	30	78	10,201
UOP	70	20	14	1,831
TOTALS	3,750		3,189	417,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,189	105.6804	158.52	505,520	1988	1988	0	0	0	17.50	82.50

1 SFR CUST – 100% - 2007 Heated Area: 2731 HX Base Yr 2007



5 RED CEDAR RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		417,054
TOTAL MARKET OB/XF VALUE		27,043
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		944,097
SOH/AGL Deduction		438,723
ASSESSED VALUE		505,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,374
TOTAL JUST VALUE		944,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		876,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4691	NEW CONSTR	267,475	02/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1796	8/03/2005	WD	Q	I		755,000
GRANTOR: BURGE RICHARD D & PAT						
GRANTEE: SCALIA PETER J & DO						
1078/0662	9/03/2002	WD	Q	I		540,000
GRANTOR: TOLLESON HOYT H & STA						
GRANTEE: BURGE RICHARD D & P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W29 BAS=[YR=1993] W7N30 W27 S32 W2 S22
UOP=[YR=1993] W8 S7 E10 FGR=[YR=1993] S22 E22 N29 W22 S7$ N7
W2$ E24 S16 E13 FOP=[YR=1993] S2 E10 N2 W2 N5 W6 S5 W2$ E2 N5
E6 S5 E20 N31 W29 N9$ S9 E29 N9$.

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	1988	1988	3	64	1,280	
2	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	1988	1988	3	20	6,885	
3	0910	SCRN RM L	0	100	0	0	1,072.00	SF	45.00	45.00	100	1988	1988	3	20	9,648	
4	0845	KOOL DECK	0	100	0	0	681.00	SF	7.25	7.25	100	1988	1988	3	54.5	2,691	
5	0444	BOX FNC 4'	0	100	0	0	80.00	LF	6.50	6.50	100	1988	1988	3	20	104	
6	0812	CONCRETE C	0	100	0	0	2,952.00	SF	4.00	4.00	100	1988	1988	3	54.5	6,435	

LAND DESCRIPTION

TOTAL OB/XF 27,043

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS