LOTS 44 & 45 IN OR 1139/273
MARLIN PARK SUB PB 3/14

MEYER PAMELA S
2203 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0380-0044-0000

BUILDING CHARACTERISTICS

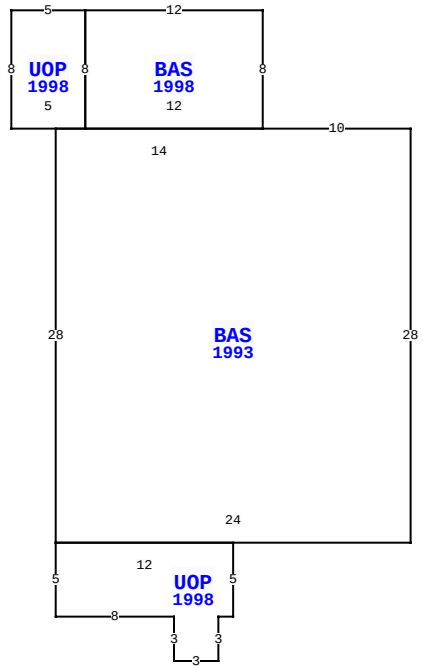
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	63,451
BAS	96	100	1998	96	9,064
UOP	40	20	1998	8	755
UOP	69	20	1998	14	1,322
TOTALS	877			790	74,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	790	115.5000	115.50	91,245	1943	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



2289 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	74,593
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,800
TOTAL MARKET VALUE	256,393
SOH/AGL Deduction	74,942
ASSESSED VALUE	181,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,451
TOTAL JUST VALUE	256,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V9800022	REPAIR/RRF	300	12/01/1998
B9805240	ADDITION	4,032	08/01/1998
E984983	CHNGE SRVC	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/0273	5/22/2003	WD	Q	I		99,000
GRANTOR: WILLIAMSON MARILYN P						
GRANTEE: MEYER PAMELA S						
0825/1195	3/10/1998	WD	U	I		40,000
GRANTOR: LUCONTRO SAMUEL ET AL						
GRANTEE: WILLIAMSON MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=1998] N8 W12 UOP=[YR=1998] W5 S8 E5 N8$ S8 E12$ W14 S28 UOP=[YR=1998] S5 E8 S3 E3 N3 E1 N5 W12$ E24 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	0		RSF-	2101.00	126.00	101.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	181,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 181,800 Market: 0 Agricultural: 0 Common: 181,800 PRINTED 07/30/2025 BY SYS