PT OF LOTS 12,13 & ABND R/W IN
OR 1959/1230 (EX PT IN
OR 1124/610 BEING PAR 804-C)

MEYER PAMELA S
2203 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0012-0010

BUILDING CHARACTERISTICS

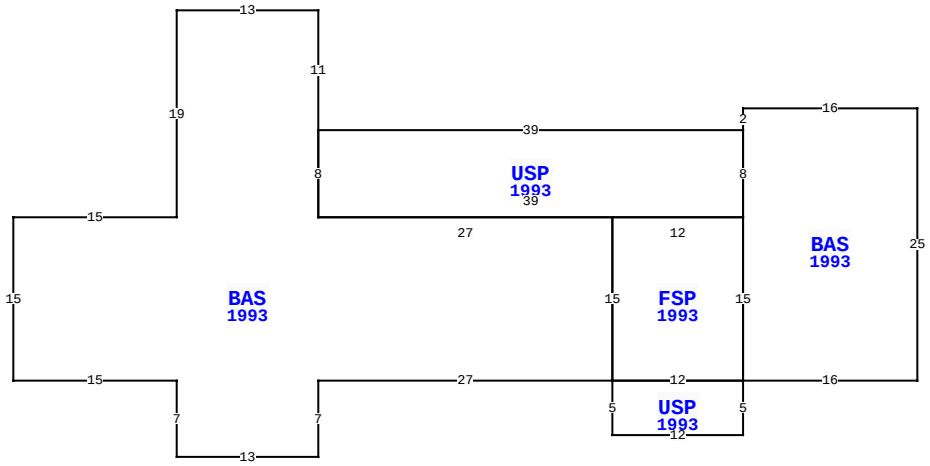
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	47,375
BAS	1,163	100	1993	1,163	137,745
FSP	180	40	1993	72	8,528
USP	60	30	1993	18	2,132
USP	312	30	1993	94	11,134
TOTALS	2,115			1,747	206,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,747	106.5000	140.58	245,593	1900	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2016 Heated Area: 1563 HX Base Yr 2016



2203 CEDAR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,405
TOTAL MARKET OB/XF VALUE		17,017
TOTAL LAND VALUE - MARKET		566,100
TOTAL MARKET VALUE		832,522
SOH/AGL Deduction		387,912
ASSESSED VALUE		444,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		393,888
TOTAL JUST VALUE		832,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211223	ADDITION	0	05/07/2021
20172171	PLBBATH	200	07/14/2017
20162889	GARAGE	56,620	10/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/1230	1/26/2015	WD	U	I	35	405,000
GRANTOR: ALLEN ROBERT H						
GRANTEE: MEYER PAMELA S						
0416/0344	3/01/1984	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S2 USP=[YR=1993] W39 BAS=[YR=1993] N11 W13 S19 W15 S15 E15 S7 E13 N7 E27 USP=[YR=1993] S5 E12 N5 W12 $ N15 W27 N8 $ S8 E39 N8 $ S8 FSP=[YR=1993] W12 S15 E12 N15 $ S15 E16 N25 $.

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	0510	GARAGE WD-	0	100	25	16	400.00	SF	28.00	28.00	100	1930	1930	3	20	2,240	
2	0825	BRICK	0	100	0	0	304.00	SF	12.50	12.50	100	1972	1972	3	58	2,204	
3	0510	GARAGE WD-	0	100	25	16	400.00	SF	28.00	28.00	100	1962	1962	3	20	2,240	
4	0681	POLE SHED	0	100	12	7	84.00	SF	15.00	15.00	100	1962	1962	3	20	252	
5	1243	WD DECK F	0	100	0	0	316.00	SF	8.00	8.00	100	2000	2000	3	20	506	
6	0681	POLE SHED	0	100	12	6	72.00	SF	15.00	15.00	100	1962	1962	3	20	216	
7	1076	TRELLIS A	0	100	29	8	232.00	SF	7.50	7.50	100	2000	2000	3	23	400	
8	1076	TRELLIS A	0	100	4	10	40.00	SF	7.50	7.50	100	2000	2000	3	23	69	
9	0350	CARPORT WD	0	100	8	12	96.00	SF	13.00	13.00	100	2000	2000	3	20	250	
10	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2021	2021	3	90	8,640	

TOTAL OB/XF 17,017

LAND DESCRIPTION

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	000116	C	RES MARSH	100		R-1	0.00	0.00	3.06	AC		1.00	1.00	1.00	185,000.00	185,000.00	566,100							

REVIEW DATE 02/28/2021 BY RKA Total Acres: 3.06 Total Land Value: 566,100 Market: 0 Agricultural: 0 Common: 566,100 PRINTED 07/30/2025 BY SYS

PT OF LOTS 12,13 & ABND R/W IN
OR 1959/1230 (EX PT IN
OR 1124/610 BEING PAR 804-C)

MEYER PAMELA S
2203 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0012-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

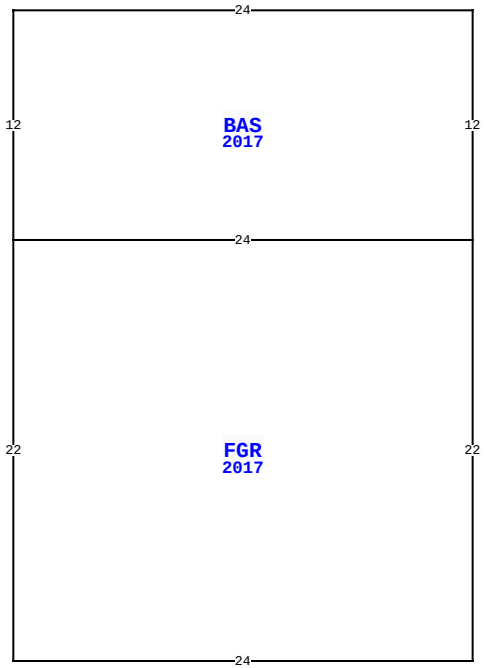
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2017	288	21,173
FGR	528	55	2017	290	21,320
TOTALS	816			578	42,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	578	143.0000	75.79	43,807	2017	2017	0	0	0	3.00	97.00

2 ACCESORY U – 100% - 2016 Heated Area: 288 HX Base Yr 2016



2203 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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GRANTOR: ALLEN ROBERT H						
GRANTEE: MEYER PAMELA S						
0416/0344	3/01/1984	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S12 FGR=[YR=2017] S22 E24 N22 W24$ E24 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/28/2021 BY RKA Total Acres: 3.06 Total Land Value: 566,100 Market: 0 Agricultural: 0 Common: 566,100 PRINTED 07/30/2025 BY SYS