PT LOT 232 IN OR 1277/157
OUTLOTS S/D OF SEC 18-3N-28E
UNR

CECIL LAURA NEWTON &/BINNEY ANGELA CECIL
1914 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0232-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04

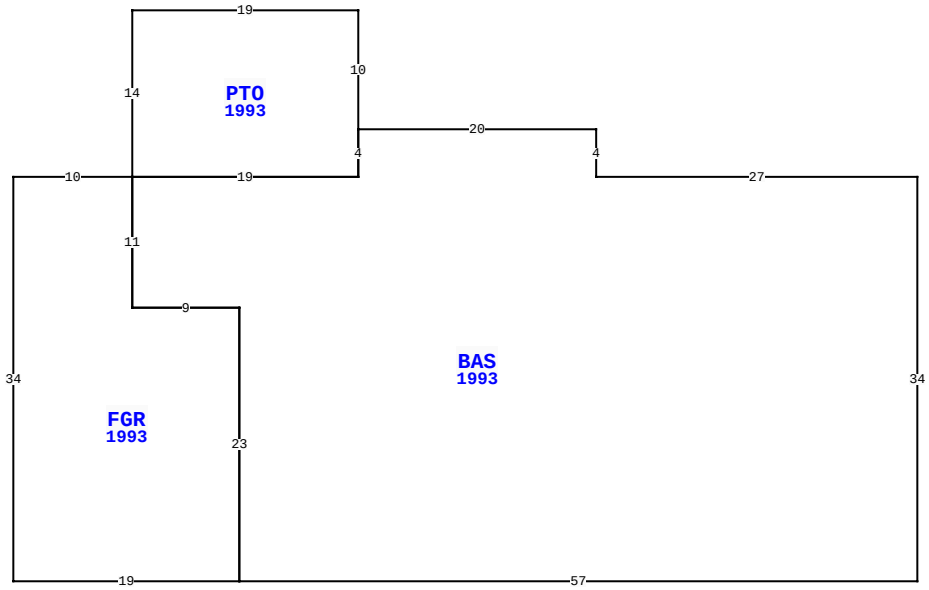
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	1993	2,117	180,103
FGR	547	55	1993	301	25,607
PTO	266	5	1993	13	1,106
TOTALS	2,930			2,431	206,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	109.0740	109.07	265,149	1980	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2005 Heated Area: 2117 HX Base Yr 2005



1914 ASH ST, FERNANDINA BEACH

BLD DATE	07/23/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,816
TOTAL MARKET OB/XF VALUE		2,886
TOTAL LAND VALUE - MARKET		282,240
TOTAL MARKET VALUE		491,942
SOH/AGL Deduction		314,698
ASSESSED VALUE		177,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,522
TOTAL JUST VALUE		491,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090209	REPAIR/RRF	9,000	02/17/2009
20061538	DEMOLITION	0	06/30/2006
B8838	REPAIR/RRF	2,500	02/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1277/0157	11/30/2004	PR	Q	I	01	100
GRANTOR: BINNEY ANGELA CECIL P						
GRANTEE: CECIL LAURA & ANGEL						
0342/0114	8/01/1981	WD	Q	I		91,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N4 W20 PTO=[YR=1993] N10 W19 S14
FGR=[YR=1993] W10 S34 E19 N23 W9 N11 $ E19 N4 $ S4 W19 S11 E9 S23 E57 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	1,122.00	SF	4.00	4.00	100	1980	1980	3	30	1,346	

LAND DESCRIPTION

TOTAL OB/XF 2,886

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	100	0006	R-1	90.00	137.00	90.00	FF	1	1.12	1.00	1.12	2,800.00	3,136.00	282,240							

REVIEW DATE 06/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 282,240 Market: 0 Agricultural: 0 Common: 282,240 PRINTED 07/30/2025 BY SYS