BLOCK 11 LOTS 15 & 16
IN OR 1717/935
CITY OF FDNA BEACH

CROMER LYNN R
309 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0011-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

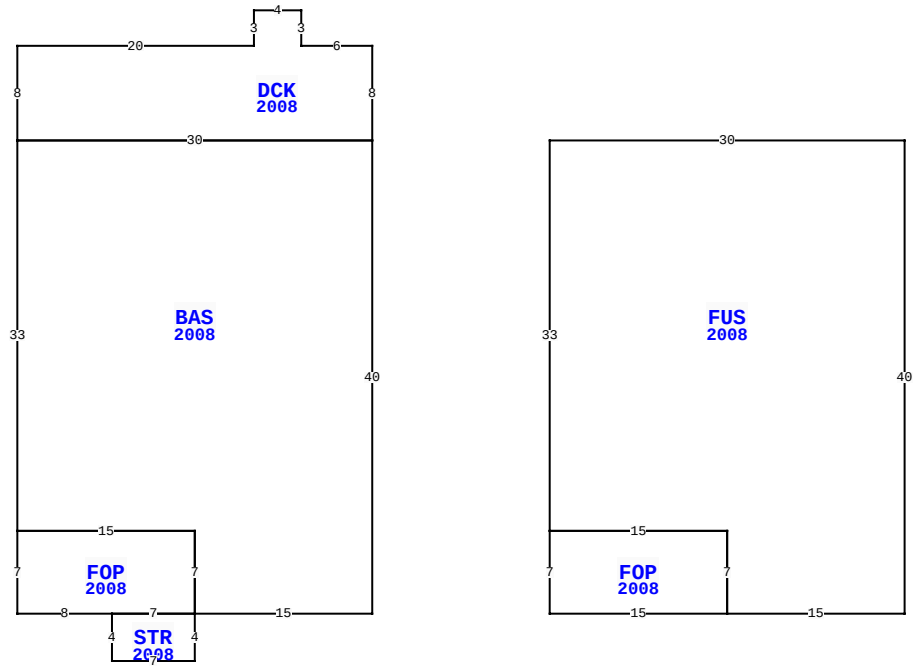
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100	2008	1,095	168,340
DCK	252	10	2008	25	3,843
FOP	105	30	2008	32	4,919
FOP	105	30	2008	32	4,919
FUS	1,095	100	2008	1,095	168,340
STR	28	10	2008	3	462
TOTALS	2,680			2,282	350,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	125.9104	166.20	379,268	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2014 Heated Area: 2190 HX Base Yr 2014



309 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		350,823
TOTAL MARKET OB/XF VALUE		6,290
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		569,613
SOH/AGL Deduction		381,589
ASSESSED VALUE		188,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,302
TOTAL JUST VALUE		569,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131718	SHED	0	07/23/2013
20110965	DRIVEWAY IN ROW	1,000	06/14/2011
20081557	H/AC	4,200	10/09/2008
20081526	UG SERVICE	1,000	10/01/2008
20081351	NEW CONSTR	250,000	09/04/2008
20062557	REPAIR/RRF	2,300	11/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1717/0935	12/29/2010	WD	U	I	11	192,000
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: CROMER LYNN R						
1702/1668	10/05/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUNTRUST MORTGAGE I						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W6N3W4S3W20S8 BAS=[YR=2008] S33 FOP=[YR=2008] S7E8 STR=[YR=2008] S4E7 N4W7$E7N7W15$ E15S7E15N40 W30$ E30N8$ PTR=S8E15 FUS=[YR=2008] S33 FOP=[YR=2008] S7E15N7W15$ E15S7E15 N40W30$ W15N8$.

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	2008	2008	3	91	3,185	
2	0810	CONCRETE A	0	100	0	0	525.00	SF	6.50	6.50	100	2011	2011	3	91	3,105	

LAND DESCRIPTION

TOTAL OB/XF 6,290

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-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS