

BLOCK 26 LOT 8
IN OR 2055/1114
CITY OF FDNA BEACH

BITTER MICHAEL R & DIANA G REV TRUST/RITTER MICHAEL
409 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0026-0080



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	11	CLAY TILE 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
BUD4 Adjustme	30	. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

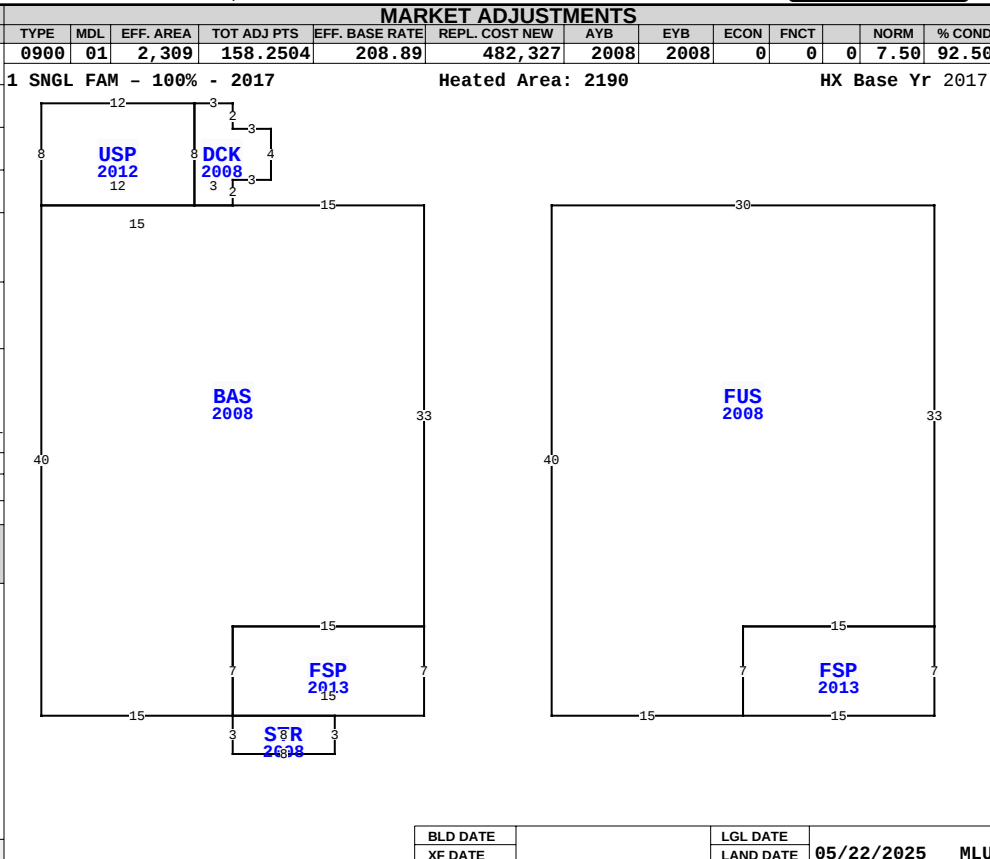
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100	2008	1,095	211,580
DCK	36	10	2008	4	773
FSP	105	40	2013	42	8,115
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FUS	1,095	100	2008	1,095	211,580
STR	24	10	2008	2	387
USP	96	30	2012	29	5,604
TOTALS	2,556			2,309	446,152

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	650.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	50.00	100.00	50.00

REVIEW DATE 05/12/2019 BY KBA



409 CEDAR ST, FERNANDINA BEACH	BLD DATE		LGL DATE		05/22/2025	MLU
	XF DATE		LAND DATE			
	INC DATE		AG DATE			

TOTAL OB/XF									
8,905									

Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					446,152				
TOTAL MARKET OB/XF VALUE					8,905				
TOTAL LAND VALUE - MARKET					212,500				
TOTAL MARKET VALUE					667,557				
SOH/AGL Deduction					255,625				
ASSESSED VALUE					411,932				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					361,210				
TOTAL JUST VALUE					667,557				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					633,776				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131359	SCREENIN	0	06/14/2013
20090340	WOOD FENCE	1,200	03/17/2009
20081341	GAS	425	08/29/2008
20081218	ELECT. NC	800	07/30/2008
20081202	PLUMB. NC MODULAR	2,100	07/28/2008
20081189	H/AC NC	4,200	07/24/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/1114	6/29/2016	WD	Q	I	01	425,000
GRANTOR: HANLON JAMES & WILLIA						
GRANTEE: RITTER MICHAEL R &						
1815/0574	9/19/2012	WD	Q	I	02	331,000
GRANTOR: MODIE RICHARD E & CHR						
GRANTEE: HANLON JAMES & WILL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W15 DCK=[YR=2008] N2E3N4W3N2 W3USP=[YR=2012] W12S8E12N8S8E3S W15 S40E15 STR=[YR=2008] S3 E8N3W8S FSP=[YR=2013] E15N7W15S7S N7E15N33S PTR=E10 FUS=[YR=2008] S40E15FSP=[YR=2013] E15N7W15S7S N7E15N33 W30S W10S .									