



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-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	900	100	1993	900	142,466
FST	96	55	1993	53	8,390
FUS	670	100	1993	670	106,058
STR	24	10	1993	2	317
STR	80	10	2012	8	1,266
UOP	128	20	1993	26	4,116
UOP	204	20	1993	41	6,490
TOTALS	2,102			1,700	269,102

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,700	128.2600	169.30	287,810	1930	2010	0	0	6.50	93.50
1 SNGL FAM - 100% - 2024 Heated Area: 1570 HX Base Yr 2024											
414 CEDAR ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0825	BRICK	0	100	7	4	28.00	SF	8.75	8.75	
3	0855	CONC PAVER	0	100	3	32	96.00	SF	7.00	7.00	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	
5	0825	BRICK	0	100	0	0	325.00	SF	8.75	8.75	
6	0962	SKYLIGHT	0	100	0	0	2.00	UT	175.00	175.00	
7	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50	6.50	
8	1076	TRELLIS A	0	100	27	6	162.00	SF	7.50	7.50	
9	0855	CONC PAVER	0	100	0	0	300.00	SF	7.00	7.00	

TOTAL OB/XF											
5,503											
TOTALS											

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

TOTAL OB/XF											
5,503											
TOTALS											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 427,885											
TOTAL MARKET OB/XF VALUE 5,503											
TOTAL LAND VALUE - MARKET 212,500											
TOTAL MARKET VALUE 645,888											
SOH/AGL Deduction 11,900											
ASSESSED VALUE 633,988											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 583,266											
TOTAL JUST VALUE 645,888											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 612,958											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120988	4' BLACK METAL FE	0	06/01/2012
20120906	METER TO ADDITION	1,200	05/18/2012
20120092	H/AC MAIN HOUSE	4,000	01/18/2012
20120075	ADDITION	138,886	11/29/2011
20120076	ROOF NC	14,500	11/29/2011
20110723	ENLARGE LNDRY RM	500	05/11/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2398/1373	10/06/2020	WD	Q	I	01	452,000			
GRANTOR:HICKS ROBERT F & KIMB									
GRANTEE:SULLIVAN CHRISTOPHE									
2323/0796	11/27/2019	WD	Q	I	01	450,000			
GRANTOR:FULTON SUSAN B REVOCA									
GRANTEE:HICKS ROBERT F & KI									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 FST=[YR=1993] N8 STR=[YR=2012] E2N4W14N2W4S6 UOP=[YR=1993] W12S8E16 N8W4S E16S W12 S8E12S W35 S25 UOP=[YR=1993] S6E11 STR=[YR=1993] S3E8N3 W8S E23N6W34S E36N25S PTR= E10 S2 FUS=[YR=1993] E10 N2 E10 S2 E10 S21 W10 S2 W10 N2 W10 N21 \$ W10N2 \$.											

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00-00-31-1800-0125-0140

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