BLOCK 180 E1/2 OF LOT 8
IN OR 2166/1243
CITY OF FDNA BEACH

WILSON CYNTHIA M
PO BOX 15032
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0180-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

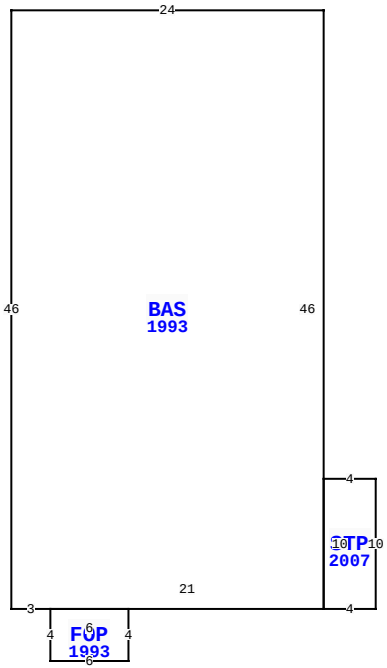
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	117,326
FOP	24	30	1993	7	744
STP	40	10	2007	4	425
TOTALS	1,168			1,115	118,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,115	126.1400	126.14	140,646	1973	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1104 HX Base Yr 2019



814 KELP ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,494
TOTAL MARKET OB/XF VALUE		567
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		219,061
SOH/AGL Deduction		92,540
ASSESSED VALUE		126,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,799
TOTAL JUST VALUE		219,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120300	REPAIR/RRF	2,000	02/24/2012
20081398	REPAIR/RRF	2,100	09/09/2008
3990	XFOB	250	11/20/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2166/1243	12/19/2017	PR	U	I	19	100
GRANTOR: WILSON CYNTHIA P/R						
GRANTEE: WILSON CYNTHIA						
1319/0355	5/20/2005	QC	Q	I	06	100
GRANTOR: LEE ELNORA						
GRANTEE: LEE ELNORA & CYNTHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S46 E3 FOP=[YR=1993] S4 E6 N4W6$ E21
STP=[YR=2007] E4 N10W4 S10$ N46$.

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	0810	CONCRETE A	0	100	35	10	350.00	SF	6.50	6.50	100	1973	1973	3	23	523	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	7.15	7.15	100	1973	1973	3	23	44	

LAND DESCRIPTION

TOTAL OB/XF 567

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	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	20.00	20.00	100,000							

REVIEW DATE 03/05/2025 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS