BLOCK 188 LOT 4
CITY OF FDNA BEACH

BETANCOURT EDUARDO CEDENO/CEDENO-BETANCOURT KARI J
10655 NORTHEAST 132ND PLACE
KIRKLAND, WA 98034

2025

00-00-31-1800-0188-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

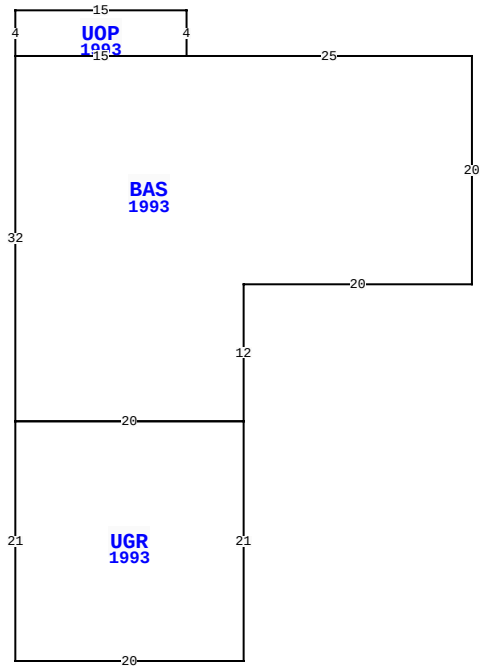
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	80,467
UGR	420	45	1993	189	14,623
UOP	60	20	1993	12	929
TOTALS	1,520			1,241	96,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,241	102.8200	102.82	127,600	1954	1954	0	0	0	24.75	75.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1040 HX Base Yr



1294 S 4TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	96,019
TOTAL MARKET OB/XF VALUE	1,580
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	227,599
SOH/AGL Deduction	17,123
ASSESSED VALUE	210,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,476
TOTAL JUST VALUE	227,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/1936	4/25/2022	WD	U	I	37	70,000
GRANTOR: GRAY CARRI L & PAULIN						
GRANTEE: BETANCOURT EDUARDO						
2547/0462	3/15/2022	FJ	U	I	11	100
GRANTOR: WILLIAMSON MARGARET L						
GRANTEE: GRAY CARRIE L & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=1993] N4 W15 S4 E15$ W15 S32
UGR=[YR=1993] S21 E20 N21 W20$ E20 N12 E20 N20$.

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	0811	CONCRETE B	0	0	0	0	500.00	SF	5.20	5.20	100	1980	1980	3	30	780	
2	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	1995	1995	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 1,580

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	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS