BLOCK 216 SUB LOT D OF 8
CITY OF FDNA BEACH

RILEY MARIE L/E/
1127 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0216-08D2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	Quality Level 04

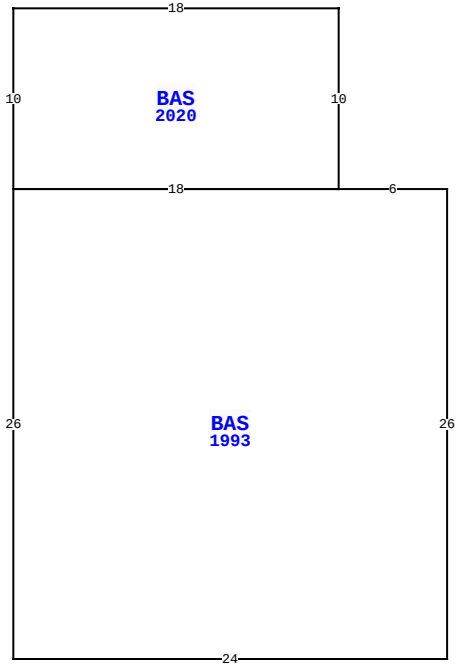
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	75,433
BAS	180	100	2020	180	21,759
TOTALS	804			804	97,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	804	136.9830	136.98	110,132	1950	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2021 Heated Area: 804 HX Base Yr 2021



1127 CEDAR ST, FERNANDINA BEACH

BLD DATE	04/07/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		97,191
TOTAL MARKET OB/XF VALUE		5,260
TOTAL LAND VALUE - MARKET		151,200
TOTAL MARKET VALUE		253,651
SOH/AGL Deduction		92,679
ASSESSED VALUE		160,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,250
TOTAL JUST VALUE		253,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190558	REMODEL	0	09/30/2019
6235	REMODEL	1,400	10/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2627/0715	3/23/2023	LE	U	I	11	100
GRANTOR: RILEY MARIE						
GRANTEE: EDWARDS JOAN R						
2276/0796	5/21/2019	WD	Q	I	01	78,000
GRANTOR: BRENNAN KARL						
GRANTEE: RILEY MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=2020] N10 W18 S10 E18$ W18 S26 E24 N26$.

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	48	13	624.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,413	
2	0810	CONCRETE A	0	100	0	0	335.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,296	
3	0350	CARPORT WD	0	100	10	16	160.00	SF	13.00	13.00	100	1991	1991	3	20	416	
4	1242	WD DECK A	0	100	6	22	132.00	SF	10.00	10.00	100	2020	2020	3	86	1,135	

LAND DESCRIPTION

TOTAL OB/XF 5,260

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	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	151,200							

REVIEW DATE 03/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS