BLOCK 274 LOTS 1 33 & 34
PT OR 1050/1098
CITY OF FDNA BEACH

EDENFIELD COLEAN M
306 CEDAR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0274-0010

BUILDING CHARACTERISTICS

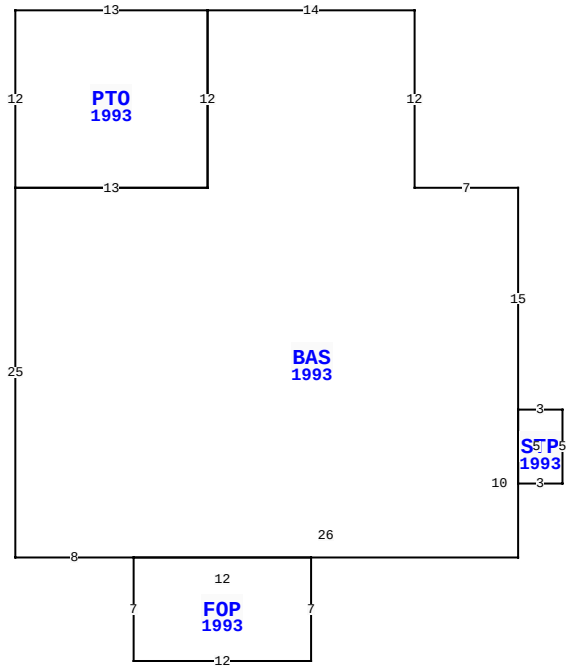
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,018	100	1993	1,018	84,647
FOP	84	30	1993	25	2,079
PTO	156	5	1993	8	665
STP	15	10	1993	2	166
TOTALS	1,273			1,053	87,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,053	99.6400	99.64	104,921	1952	1990	0	0	0	16.55	83.45

1 SINGLE FAM – 100% - 2002 Heated Area: 1018 HX Base Yr 2002



306 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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		87,557
TOTAL MARKET OB/XF VALUE		125
TOTAL LAND VALUE - MARKET		318,750
TOTAL MARKET VALUE		406,432
SOH/AGL Deduction		310,661
ASSESSED VALUE		95,771
TOTAL EXEMPTION VALUE	HX HB SX	95,771
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		406,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122581	REROOF W/30YR SHI	5,066	12/28/2012
20042220	WOOD FENCE	1,000	11/29/2004
20040529	WINDOW SILLS PORC	1,000	03/17/2004
8750	REPAIR/RRF	2,400	12/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/1098	4/18/2002	WD	U	I	07	100
GRANTOR: DAVIS MARY E ET AL						
GRANTEE: EDENFIELD COLEAN M						
1025/1352	12/19/2001	WD	Q	I	01	70,000
GRANTOR: DAVIS MARY E ETAL						
GRANTEE: EDENFIELD COLEAN M						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1993] W3 BAS=[YR=1993] N15 W7 N12 W14 PTO=[YR=1993] W13 S12 E13 N12 $ S12 W13 S25 E8 FOP=[YR=1993] S7 E12 N7 W12 $ E26 N10 $ S5 E3 N5 $.

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	0	0	96.00	SF	6.50	6.50	100	1952	1952	3	20	125	

LAND DESCRIPTION

TOTAL OB/XF 125

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-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750							

REVIEW DATE 01/23/2023 BY TWA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS