



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,700	100	1996	3,700	621,137
BAS	739	100	2014	739	124,059
FGR	987	55	1996	543	91,156
FOP	150	30	2014	45	7,555
FOP	217	30	2014	65	10,912
FSP	300	40	2014	120	20,145
FST	81	55	2014	45	7,555
FST	120	55	2014	66	11,080
FST	158	55	2014	87	14,606
FUS	598	100	2014	598	100,389
TOTALS	9,471			6,489	1,089,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	6,489	117.2062	185.19	1,201,698	1996	2005	0	0	9.35	90.65

1 SFR CUST - 100% - 2015
Heated Area: 5037
HX Base Yr 2015

Diagram showing building layout with room labels and dimensions. Rooms include UOP 2014, FSP 2014, FOP 2014, BAS 1996, FGR 1996, and STP 2014. Dimensions are provided for each room.

** This building has 15 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	3,749.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	291.00	SF	7.00
4	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	387.00	SF	7.00

2 RED CEDAR RD, FERNANDINA BEACH				XF DATE				LAND DATE		05/07/2023		MLU	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540				
3,749.00	SF	7.00	7.00	100	2014	2014	3	94	24,668				
291.00	SF	7.00	7.00	100	2014	2014	3	94	1,915				
160.00	SF	85.00	85.00	100	2017	2017	3	81	11,016				
387.00	SF	7.00	7.00	100	2014	2014	3	94	2,546				

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00
LT									

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00		1.00	1.00	1.00	900,000.00	900,000.00	900,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		1,089,339			
TOTAL MARKET OB/XF VALUE		41,685			
TOTAL LAND VALUE - MARKET		900,000			
TOTAL MARKET VALUE		2,031,024			
SOH/AGL Deduction		602,878			
ASSESSED VALUE		1,428,146			
TOTAL EXEMPTION VALUE		55,722			HX HB WX
BASE TAXABLE VALUE		1,372,424			
TOTAL JUST VALUE		2,031,024			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,882,311			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000787	SWIM POOL	46,650	03/01/2017
17001678	ENCLOSURE	9,374	02/15/2017
B1327588	CO ISSUED	0	12/15/2014
P1417109	REMODEL	0	01/01/2014
B1327588	ADDITION	126,558	08/01/2013
B9502075	SWIM POOL	19,200	07/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2527/1588	12/16/2021	LE	U	I	11
GRANTOR: LEIMBERG STEPHAN R &					
GRANTEE: DECHOMAI ASSET TRUS					
1844/0008	3/07/2013	TD	Q	I	02
GRANTOR: PITLER RICHARD K & JE					
GRANTEE: LEIMBERG STEPHAN R					

BUILDING NOTES									
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BUILDING DIMENSIONS

UOP=[YR=2014] U10 L32 W20 L7 D5 S17 E16S5 BAS=[YR=1996] W16S12W3S12W4 D3 L3 UOP=[YR=2014] W7S20E3S4W3S7 BAS=[YR=2014] S16W6S20 UOP=[YR=2014] W9S15 W3S14E12 FGR=[YR=1996] E33N12E2N24W9 N1W15S25W11S12S N29S S17E11N25 E9N28W14S E14N23W4 U3 L3 N5S S5 R3 D3 E4 S51E6S1E9N2 STP=[YR=2014] E6N4W6S4S N4E6N15 FOP=[YR=2014] E26 N7W2N5W7S5W17S7S N7E17N5E7S5E2 S9E15N1 UOP=[YR=2014] E6N17W6S17S N17E6N19W6N17FOP=[YR=2014] N10 FSP=[YR=2014] N20 W15 S20 E15S W15 S10 E15S\$W15S6W27N20W1S E1S20 E27N37E15S PTR=E25 S25 FUS=[YR=2014] E4N12 FST=[YR=2014] N9E9S9W9 S E9N9E8 FST=[YR=2014] E9S2E11S7W20 N9S S9E20S8W12S8FST=[YR=2014] S10W12 N10E12S W22S2W7N6S W25N25S.