LOT 9
CEDAR POINT SUB PB 4/103

NELSON JAMIE M
4 RED CEDAR RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-030A-0009-0000

BUILDING CHARACTERISTICS

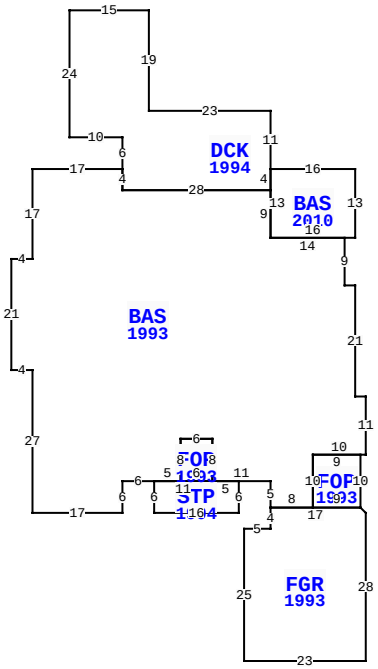
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,421	100	1993	3,421	811,204
BAS	208	100	2010	208	49,322
DCK	755	10	1994	76	18,022
FGR	647	55	1993	356	84,417
FOP	48	30	1993	14	3,319
FOP	90	30	1993	27	6,402
STP	96	10	1994	10	2,372
TOTALS	5,265			4,112	975,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,112	170.5440	269.46	1,108,020	1984	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2025 Heated Area: 3629 HX Base Yr 2025



4 RED CEDAR RD, FERNANDINA BEACH

BLD DATE		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: 5	Tax Dist:	
BUILDING MARKET VALUE		975,058
TOTAL MARKET OB/XF VALUE		16,246
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		1,891,304
SOH/AGL Deduction		0
ASSESSED VALUE		1,891,304
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,840,582
TOTAL JUST VALUE		1,891,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,169,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24223	REMODEL	6,257	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/640	11/18/2024	WD	U	I	11	100
GRANTOR: LOFTUS BRIAN A						
GRANTEE: NELSON JAMIE M						
2751/83	11/18/2024	WD	Q	I	02	2,425,000
GRANTOR: LOFTUS BRIAN A						
GRANTEE: NELSON JAMIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 DCK=[YR=1994] N11W23 N19 W15 S24 E10 S6 BAS=[YR=1993] W17S17 W4 S21 E4 S27 E17 N6 E6 STP=[YR=1994] S6 E16 N6 W5 FOP=[YR=1993] N8 W6 S8 E6$ W11$ E5 N8 E6 S8 E11 S5 FGR=[YR=1993] S4 W5 S25 E23 N28 U1 L1 FOP=[YR=1993] N10 W9 S10 E9$ W17$ E8 N10 E10N11 W2 N21 W2 N9 W14 N9 W28N4$ S4 E28 N4$ S13 E16 N13$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
2	0855	CONC PAVER	0	100	0	0	2,355.00	SF	7.00	7.00	100	2012	2012	3	92	15,166	

LAND DESCRIPTION

TOTAL OB/XF 16,246

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	900,000.00	900,000.00	900,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS