LOT 11
CEDAR POINT UNIT 2 PB 4/107

SIEBERT PETER A & SUZANNE B
6 RED CEDAR RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-030B-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

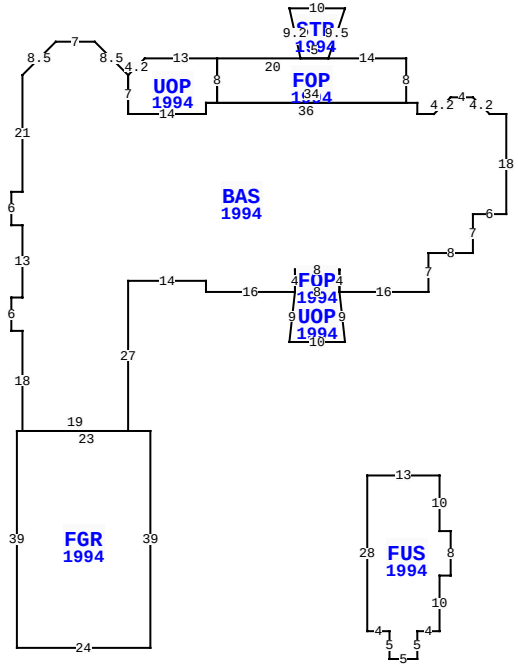
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,391	100	1994	3,391	464,981
FGR	936	55	1994	515	70,618
FOP	32	30	1994	10	1,371
FOP	272	30	1994	82	11,244
FUS	405	100	1994	405	55,535
STR	68	10	1994	7	960
UOP	81	20	1994	16	2,194
UOP	152	20	1994	30	4,114
TOTALS	5,337			4,456	611,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,456	102.1020	161.32	718,842	1994	1994	0	0	0	15.00	85.00

1 SFR CUST – 0% - 2024 Heated Area: 3796 HX Base Yr



6 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	611,016
TOTAL MARKET OB/XF VALUE	23,351
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,534,367
SOH/AGL Deduction	0
ASSESSED VALUE	1,534,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,534,367
TOTAL JUST VALUE	1,534,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,407,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003765	PORCH ADD T459	15,192	04/10/2025
B00454	NEW CONSTR	313,450	08/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1213	8/28/2024	WD	U	I	16	2,000,000
GRANTOR: SIEBERT PETER A						
GRANTEE: SIEBERT PETER A & S						
2656/1613	6/30/2023	TD	U	I	11	100
GRANTOR: SIEBERT PETER A TRUST						
GRANTEE: SIEBERT PETER A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 U3 L3 W4 D3 L3 W3 N2 W2 FOP=[YR=1994] N8 W14 STR=[YR=1994] U9 R3 W10 D9 R2 E5$ W20 UOP=[YR=1994] W13 D3 L3 S7 E14 N2 E2 N8 $ S8 E34 $ W36 S2 W14 N7 L6 U6 W7 D6 L6 S21 W2 S6 E2 S13 W2 S6 E2 S18 FGR=[YR=1994] W1 S39 E24 N39 W23 $ E19 N27 E14 S2 E16 UOP=[YR=1994] D9 L1 E10 U9 L1 FOP=[YR=1994] N4 W8S4 E8 $ W8$ N4 E8S4 E16 N7 E8N7 E6 N18$ PTR= W25 S65 FUS=[YR=1994] E13 S10 E2 S8 W2 S10 W4 S5 W5 N5 W4 N28 $ N65 E25 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	0	0	0	2,749.00	SF	4.00	4.00	100	1994	1994	3	66	7,257	
3	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	6.50	100	1994	1994	3	66	1,158	
4	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	1994	1994	3	66	965	
5	0825	BRICK	0	0	0	0	360.00	SF	12.50	12.50	100	1994	1994	3	89	4,005	
6	1126	CB/STC 8"	0	0	0	0	334.00	SF	8.00	8.00	100	1994	1994	3	66	1,764	
7	0858	SCULP CONC	0	0	0	0	556.00	SF	13.00	13.00	100	2000	2000	3	93	6,722	

LAND DESCRIPTION

TOTAL OB/XF 23,351

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	0		RSF-1	0.00	0.00	1.00	UT		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