LOT 12
CEDAR POINT UNIT 2 PB 4/107

KIRCHNER WARREN B
8 RED CEDAR RAOD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-030B-0012-0000

BUILDING CHARACTERISTICS

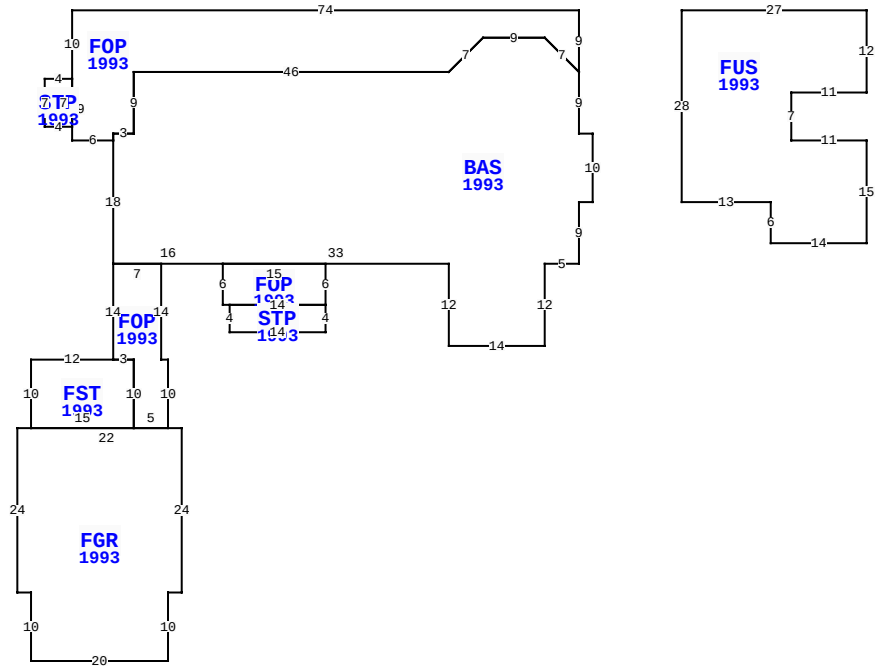
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,135	100	1993	2,135	371,173
FGR	776	55	1993	427	74,234
FOP	90	30	1993	27	4,694
FOP	148	30	1993	44	7,650
FOP	683	30	1993	205	35,640
FST	150	55	1993	82	14,256
FUS	763	100	1993	763	132,649
STP	28	10	1993	3	522
STP	56	10	1993	6	1,043
TOTALS	4,829			3,692	641,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,692	116.4375	183.97	679,217	1993	2012	0	0	0	5.50	94.50

1 SFR CUST – 0% - 0 Heated Area: 2898 HX Base Yr



8 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	641,860
TOTAL MARKET OB/XF VALUE	18,438
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,560,298
SOH/AGL Deduction	42,055
ASSESSED VALUE	1,518,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,518,243
TOTAL JUST VALUE	1,560,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,431,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23439	XFOB	20,250	04/01/2010
8204	NEW CONSTR	169,600	06/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/0690	3/17/2020	WD	Q	I	01	1,300,000
GRANTOR: KRUSE ERNEST M & HEID						
GRANTEE: KIRCHNER WARREN B						
1588/1380	10/08/2008	WD	Q	I		1,600,000
GRANTOR: FERNLUND KARL R & SUS						
GRANTEE: KRUSE ERNEST M & HE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W74 S10 STP=[YR=1993] W4S7E4 N7$ S9 E6
BAS=[YR=1993] S18FOP=[YR=1993] S14FST=[YR=1993] W12 S10
FGR=[YR=1993] W2 S24 E2 S10 E20 N10 E2 N24 W22$ E15 N10 W3$
E3 S10E5 N10 W1 N14 W7$ E16FOP=[YR=1993] S6 E1 STP=[YR=1993]
S4E14N4W14$ E14 N6 W15$ E33 S12 E14N12 E5 N9 E2 N10 W2 N9 L5
U5 W9 D5 L5 W46 S9 W3 S1$ N1 E3 N9 E46 U5 R5 E9 D5 R5
N9$ PTR=E15 FUS=[YR=1993] E27 S12W11 S7 E11 S15W14N6 W13
N28$ W15$.

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	1993	1993	3	72	1,440	
2	0812	CONCRETE C	0	0	0	0	2,681.00	SF	4.00	4.00	100	1993	1993	3	64	6,863	
3	0825	BRICK	0	0	0	0	632.00	SF	12.50	12.50	100	1993	1993	3	88	6,952	
4	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	1993	1993	3	64	666	
5	1126	CB/STC 8"	0	0	0	0	301.00	SF	8.00	8.00	100	1993	1993	3	64	1,541	
6	0446	BOX FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	1993	1993	3	20	48	
7	0300	BOAT DCK W	0	0	10	8	80.00	SF	40.00	40.00	100	2002	2002	3	29	928	

LAND DESCRIPTION

TOTAL OB/XF 18,438

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 11/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS