LOT 4
ISLAND VIEW OR 2668/1074

CEDOLA KATHERINE MATTHEWS & STEPHEN
523 ISLAND VIEW DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0442-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

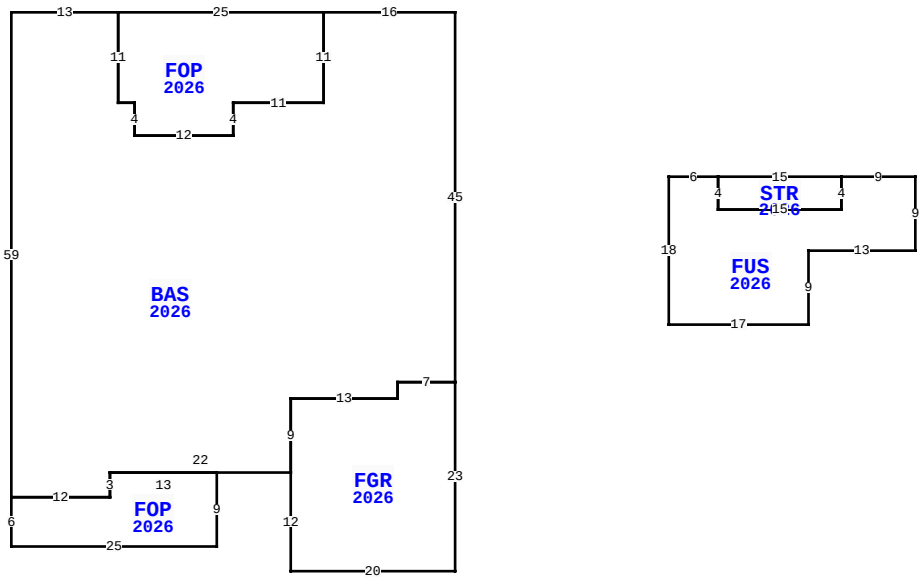
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 2042.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,543 | 100 | 2026 | 2,543 | 585,170 |
| FGR | 434 | 55 | 2026 | 239 | 54,996 |
| FOP | 189 | 30 | 2026 | 57 | 13,116 |
| FOP | 323 | 30 | 2026 | 97 | 22,321 |
| FUS | 363 | 100 | 2026 | 363 | 83,530 |
| STR | 60 | 10 | 2026 | 6 | 1,381 |
| TOTALS | 3,912 | | | 3,305 | 760,514 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,305 | 138.6210 | 230.11 | 760,514 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST 0% - 2026 Heated Area: 2906 HX Base Yr




523 ISLAND VIEW DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 11/06/2023 DC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 760,514 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 910,514 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 910,514 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 910,514 |
| TOTAL JUST VALUE | 910,514 |
| NCON VALUE | 760,514 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 150,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2024-0368 | NEW SFR | 700,000 | 01/30/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2861/1197 | 4/10/2026 | SW | Q | I | 01 | 1,020,000 |

GRANTOR: SCOTT ROAD PARTNERS L

GRANTEE: CEDOLA KATHERINE MA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] S59 E12 N3 E22 N9 E13 N2 E7 N45 W16 S11 W11 S4 W12 N4 W2 N11 W13 $
FGR=[YR=2026;ORIG=74,55] S23 W20 N12 N9 E13 N2 E7 $
FOP=[YR=2026;ORIG=45,66] S9 W25 N6 E12 N3 E13 $
FOP=[YR=2026;ORIG=33,10] E25 S11 W11 S4 W12 N4 W2 N11 $
FUS=[YR=2026;ORIG=100,30] S18 E17 N9 E13 N9 W9 S4 W15 N4 W6 $
STR=[YR=2026;ORIG=106,30] E15 S4 W15 N4 $
.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0 | | R-1 | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 07/15/2025 BY HS Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS