

PT OF LOTS 12,13 & ABND R/W IN
OR 1959/1230 (EX PT IN
OR 1124/610 BEING PAR 804-C)

MEYER PAMELA S
2203 CEDAR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0012-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	49,741
BAS	1,163	100	1993	1,163	144,624
FSP	180	40	1993	72	8,954
USP	60	30	1993	18	2,239
USP	312	30	1993	94	11,689

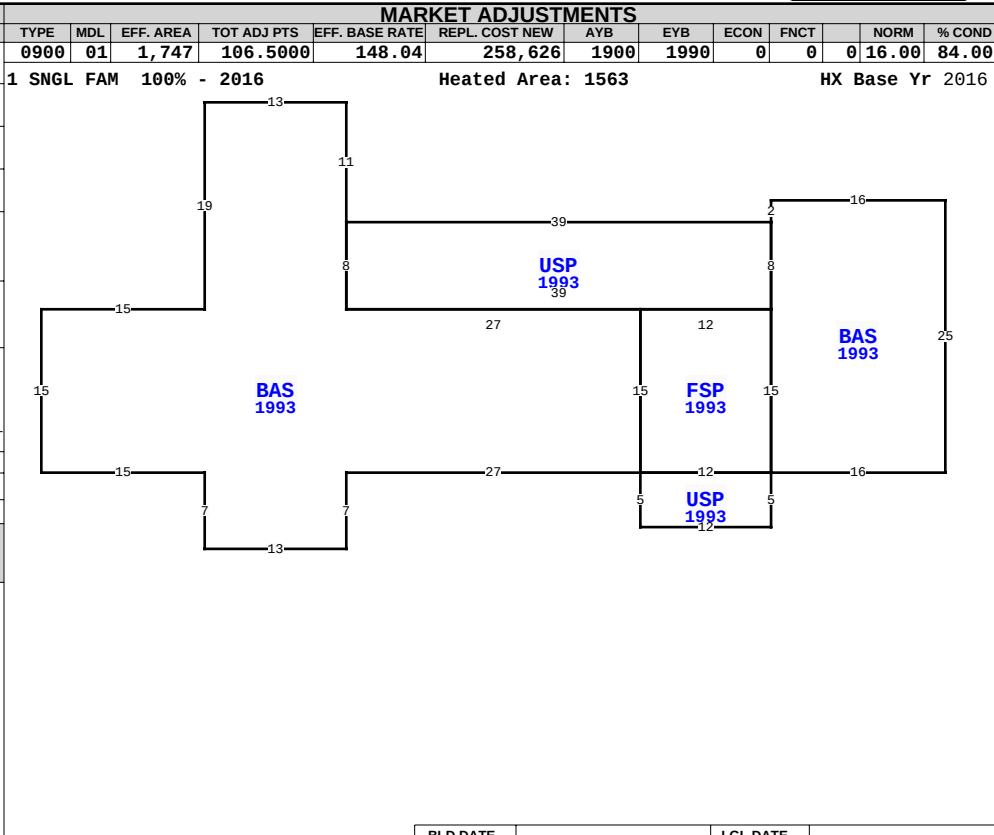
TOTALS 2,115 1,747 217,246

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
1	0510	GARAGE WD-	0	100	25	16	400.00	SF	28.00	28.00	100	1930	1930	3	20	2,240	
3	0510	GARAGE WD-	0	100	25	16	400.00	SF	28.00	28.00	100	1962	1962	3	20	2,240	
4	0681	POLE SHED	0	100	12	7	84.00	SF	15.00	15.00	100	1962	1962	3	20	252	
5	1243	WD DECK F	0	100	0	0	316.00	SF	8.00	8.00	100	2000	2000	3	20	506	
6	0681	POLE SHED	0	100	12	6	72.00	SF	15.00	15.00	100	1962	1962	3	20	216	
7	1076	TRELLIS A	0	100	29	8	232.00	SF	7.50	7.50	100	2000	2000	3	85	1,479	
8	1076	TRELLIS A	0	100	4	10	40.00	SF	7.50	7.50	100	2000	2000	3	85	255	
9	0350	CARPORT WD	0	100	8	12	96.00	SF	13.00	13.00	100	2000	2000	3	20	250	
10	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2021	2021	3	86	8,256	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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	000116	C	RES MARSH	100		R-1	0.00	0.00	3.06	AC		1.00	1.00	1.00	225,000.00	225,000.00	688,500							



2203 CEDAR ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/05/2026 MLU

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NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						261,912						
TOTAL MARKET OB/XF VALUE						15,694						
TOTAL LAND VALUE - MARKET						688,500						
TOTAL MARKET VALUE						966,106						
SOH/AGL Deduction						509,492						
ASSESSED VALUE						456,614						
TOTAL EXEMPTION VALUE						HX HB		51,411				
BASE TAXABLE VALUE						405,203						
TOTAL JUST VALUE						966,106						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						832,522						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
20211223				ADDITION				0		05/07/2021		
20172171				PLBBATH				200		07/14/2017		
20162889				GARAGE				56,620		10/25/2016		
SALES DATA												
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1959/1230			1/26/2015		WD	U	I	35	405,000			
GRANTOR: ALLEN ROBERT H												
GRANTEE: MEYER PAMELA S												
0416/0344			3/01/1984		QC	U	I			100		
GRANTOR:												
GRANTEE:												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W16 S2 USP=[YR=1993] W39 BAS=[YR=1993] N11 W13 S19 W15 S15 E15 S7 E13 N7 E27 USP=[YR=1993] S5 E12 N5 W12 \$ N15 W27 N8 \$ S8 E39 N8 \$ S8 FSP=[YR=1993] W12 S15 E12 N15 \$ S15 E16 N25 \$.												

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