PT OF LOT 13 IN OR 2822/1631
CITRONA S/D U/R

MYERS LARRY L/E/
2122 CEDAR STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

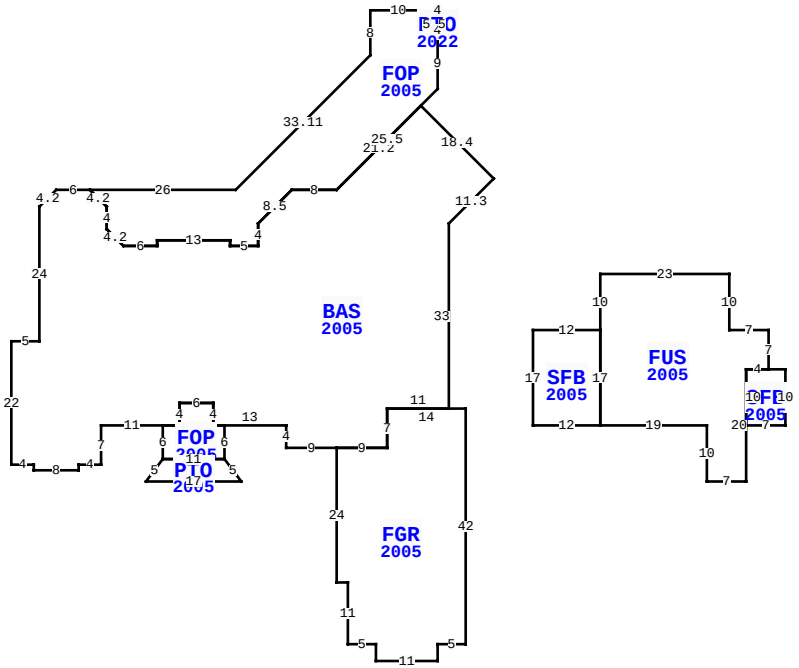
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	3,236	100	2005	3,236	466,479
FGR	914	55	2005	503	72,509
FOP	90	30	2005	27	3,893
FOP	775	30	2005	232	33,443
FUS	770	100	2005	770	110,998
PTO	56	5	2005	3	433
PTO	20	5	2022	1	144
SFB	70	80	2005	56	8,073
SFB	204	80	2005	163	23,497
TOTALS	6,135			4,991	719,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,991	96.4877	160.17	799,408	2005	2005	0	0	0	10.00	90.00

1 SFR CUST 100% - 2006 Heated Area: 4225 HX Base Yr 2006



2122 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

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
2	1242	WD DECK A	0	100	21	6	126.00	SF	10.00	10.00	100	2005	2005	3	21	265	
3	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	2005	2005	3	21	92	
4	1131	REINFR 8	0	100	8	4	32.00	SF	9.45	9.45	100	2005	2005	3	95	287	
6	0910	SCRN RM L	0	100	0	0	1,504.00	SF	15.00	15.00	100	2010	2010	3	35	7,896	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	100,000.00	100,000.00	100	2010	2010	04	85	85,000	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		719,467
TOTAL MARKET OB/XF VALUE		93,540
TOTAL LAND VALUE - MARKET		416,500
TOTAL MARKET VALUE		1,229,507
SOH/AGL Deduction		522,666
ASSESSED VALUE		706,841
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		650,430
TOTAL JUST VALUE		1,229,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,223,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101426	XFOB	12,000	08/25/2010
20101180	ELEC OTHER	1,000	07/20/2010
20101174	SWIM POOL	29,750	07/19/2010
20052932	DEMOLITION	100	10/28/2005
20052913	OTHER	2,000	10/25/2005
20052914	REMODEL	5,000	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2822/1631	10/15/2025	LE	U	I	11	100
GRANTOR: MYERS LARRY						
GRANTEE: MYERS MINDY						
1231/0901	5/18/2004	WD	Q	V		191,000
GRANTOR: RUCKER CARL W & LESLI						
GRANTEE: MYERS LARRY & ANN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-70,32] D3L3 S24 W5 S22 E4 S1 E8 N1 E4 N7 E11 E3 N4 E6 S4 E13 S4 E9 E9 N7 E11 N33 U8R8 U13L13 D15L15 W8 D6L6 S4 W5 N1 W13 S1 W6 U3L3 N4 U3L3 W6 $
FGR=[YR=2005;ORIG=-20,78] S24 E2 S11 E5 S3 E11 N3 E5 N42 W14 S7 W9 $
FOP=[YR=2005;ORIG=-4,0] W10 S8 D24L24 W26 D3R3 S4 D3R3 E6 N1 E13 S1 E5 N4 U6R6 E8 U18R18 N9 W2 N5 $
FUS=[YR=2005;ORIG=27,57] N10 E23 S10 E7 S7 W4 S20 W7 N10 W19 N17 $
SFB=[YR=2005;ORIG=15,57] E12 S17 W12 N17 $
FOP=[YR=2005;ORIG=-51,74] S6 E11 N6 W2 N4 W6 S4 W3 $
SFB=[YR=2005;ORIG=57,64] E3 S10 W7 N10 E4 $

LAND DESCRIPTION

TOTAL OB/XF 93,540

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	000100	C	RES	100	0002	R-1	200.00	218.00	200.00	FF		1.00	1.00	0.85	2,450.00	2,082.50	416,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 416,500 Market: 0 Agricultural: 0 Common: 416,500 PRINTED 07/09/2026 BY SYS