

PT OF LOT 14 IN OR 447/169 &
PT OF R/W IN OR 894/1234
CITRONA S/D U/R

WILLIAMS DOROTHY I
2116 CEDAR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	27	PREFIN MTL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	1,144	100	1993	1,144	102,705
BAS	729	100	2002	729	65,447
FOP	70	30	1993	21	1,886
FOP	99	30	2002	30	2,693
TOTALS	2,042			1,924	172,730

EXTRA FEATURES					
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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
2	1243	WD DECK F	0	100	0	0			210.00	SF	8.00				336	
3	0510	GARAGE WD-	0	100	30	16			480.00	SF	35.00				4,368	
4	1242	WD DECK A	0	100	5	3			15.00	SF	10.00				30	

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
1	000100	C	RES	100		R-1	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,450.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,924	102.7040	107.84	207,484	1948	1990	0	0	0	16.75
1 SINGLE FAM 100% - 1986 Heated Area: 1873 HX Base Yr 1986											
2116 CEDAR ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/05/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			172,730
TOTAL MARKET OB/XF VALUE			4,734
TOTAL LAND VALUE - MARKET			245,000
TOTAL MARKET VALUE			422,464
SOH/AGL Deduction			304,655
ASSESSED VALUE			117,809
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			66,398
TOTAL JUST VALUE			422,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990382	ADDITION	6,500	05/07/1999
BP 4383	N/A	8,500	07/07/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0894/1234	8/09/1999	EE	Q	I	03	100	
GRANTOR: CITY OF FERNANDINA BE							
GRANTEE: WILLIAMS JOHN "BUBB							
0447/0169	3/01/1985	WD	U	I		27,600	
GRANTOR: JARVIS W K (WIDOWER)							
GRANTEE: WILLIAMS JOHN B & D							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2002] W35 FOP=[YR=2002] W11 S9 E11 N9\$ S9 W11 S9															
BAS=[YR=1993] S26 E1 FOP=[YR=1993] S7 E10 N7 W10\$ E43 N26															
W44\$ E46 N18\$.															

TOTAL OB/XF															
4,734															

TOTAL OB/XF															
4,734															

Market:	0
Agricultural:	0
Common:	245,000