BLOCK 26 ALL OF LOT 6 &
S5 FT OF W1/2 OF LOT 5
IN OR 2485/1821

BRITAIN MAUREEN
403 CEDAR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0026-0061

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

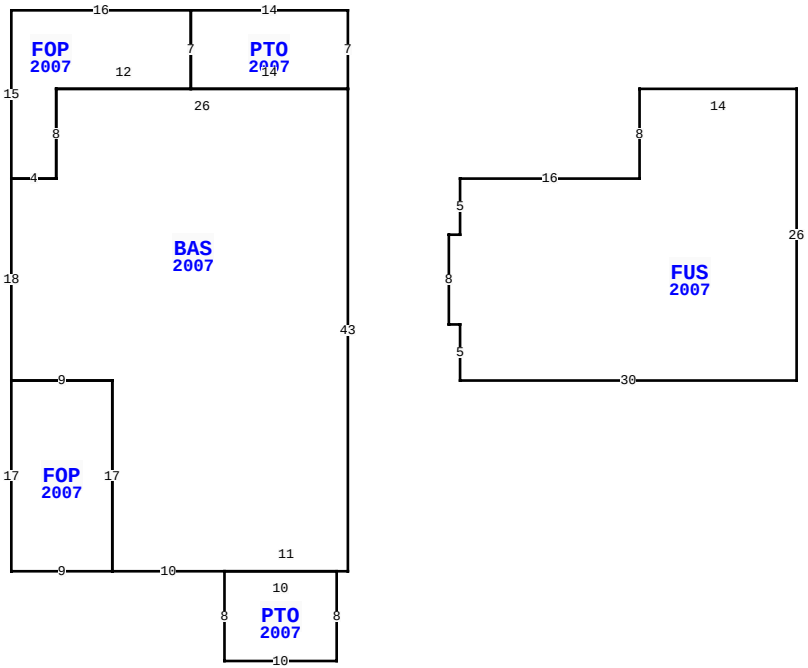
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,105	100	2007	1,105	288,166
FOP	144	30	2007	43	11,213
FOP	153	30	2007	46	11,996
FUS	660	100	2007	660	172,118
PTO	80	5	2007	4	1,043
PTO	98	5	2007	5	1,304
TOTALS	2,240			1,863	485,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	1,863	199.5868	277.43	516,852	2007	2012	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2022 Heated Area: 1765 HX Base Yr 2022



403 CEDAR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		555,306
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		833,421
SOH/AGL Deduction		199,007
ASSESSED VALUE		634,414
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		583,003
TOTAL JUST VALUE		833,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		752,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172153	GARAGE	56,046	07/13/2017
20070864	PLUMB. NC	2,000	05/17/2007
20062685	H/AC NC	5,873	12/07/2006
20062317	ELECTRIC NC	4,500	10/11/2006
20062051	DEMOLITION	0	09/11/2006
20062083	NEW CONSTR SFR	156,000	09/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1821	8/05/2021	WD	Q	I	01	735,000
GRANTOR: ABERCROMBIE HENRY S &						
GRANTEE: BRITAIN MAUREEN						
2091/0280	12/23/2016	WD	Q	I	01	390,000
GRANTOR: YURSIK WARREN C JR &						
GRANTEE: ABERCROMBIE HENRY S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W14 FOP=[YR=2007] W16S15 BAS=[YR=2007] S18 FOP=[YR=2007] S17 E9N17 W9$E9S17E10 PTO=[YR=2007] S8E10N8W10 $E11N43W26S8W4$E4N8E12N7$S7E14 N7$ PTR=S7E40 FUS=[YR=2007] W14 S8 W16S5W1S8E1S5E30N26$ W40N7$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	0006	R-2	50.00	105.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS

BLOCK 26 ALL OF LOT 6 &
S5 FT OF W1/2 OF LOT 5
IN OR 2485/1821

BRITAIN MAUREEN
403 CEDAR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0026-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

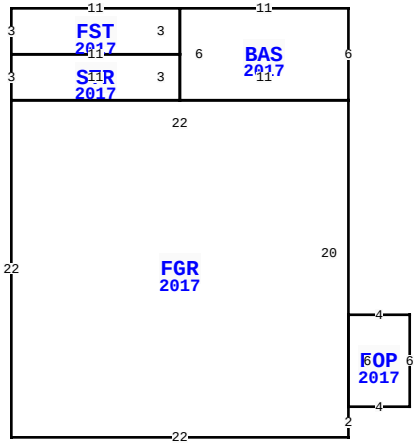
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

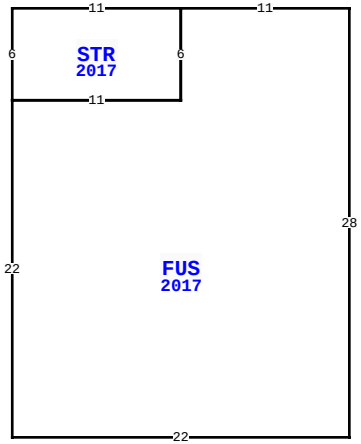
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100	2017	66	5,000
FGR	484	55	2017	266	20,150
FOP	24	30	2017	7	531
FST	33	55	2017	18	1,364
FUS	550	100	2017	550	41,664
STR	33	10	2017	3	228
STR	66	10	2017	7	531
TOTALS	1,256			917	69,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	917	140.1840	78.50	71,984	2017	2017	0	0	0	3.50	96.50

2 ACCESORY U 100% - 2022 Heated Area: 616 HX Base Yr 2022





403 CEDAR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		555,306
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		833,421
SOH/AGL Deduction		199,007
ASSESSED VALUE		634,414
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		583,003
TOTAL JUST VALUE		833,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		752,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041445	FOUNDATION	10,000	09/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1821	8/05/2021	WD	Q	I	01	735,000
GRANTOR: ABERCROMBIE HENRY S &						
GRANTEE: BRITAIN MAUREEN						
2091/0280	12/23/2016	WD	Q	I	01	390,000
GRANTOR: YURSIK WARREN C JR &						
GRANTEE: ABERCROMBIE HENRY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FST=[YR=2017] W11 S3 STR=[YR=2017] S3
FGR=[YR=2017] S22 E22 N2 FOP=[YR=2017] E4 N6 W4 S6$ N20 W22$
E11 N3 W11$ E11 N3$ S6 E11 N6$ PTR=E15 STR=[YR=2017] E11
FUS=[YR=2017] E11 S28 W22 N22 E11 N6$ S6 W11 N6$ W15$.

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

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS