BLOCK 27 E 17.75FT OF LOT 7 &
W 14.5FT LOT 8
IN OR 2696/1121

GRAHAM JOHN PATRICK
PO BOX 900
FERNANDINA BEACH, FL 32035

2026

00-00-31-1800-0027-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	06	Quality Level 06

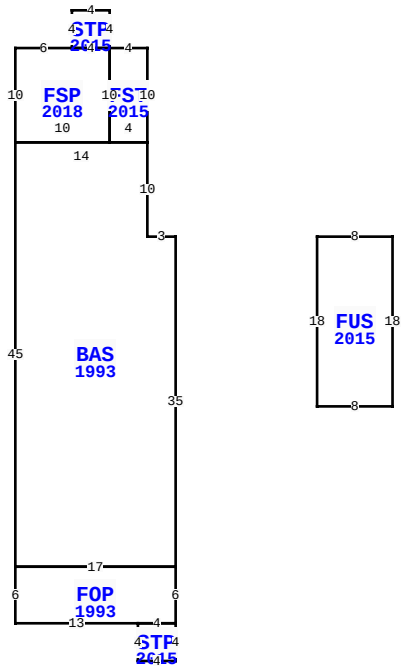
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	735	100	1993	735	388,310
FOP	102	30	1993	31	16,378
FSP	100	40	2018	40	21,133
FST	40	55	2015	22	11,623
FUS	144	100	2015	144	76,078
STP	16	10	2015	2	1,056
STP	16	10	2015	2	1,056
TOTALS	1,153			976	515,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	12	976	254.6100	422.65	412,506	1940	2010	0	0	125	7.00	125.00

1 SFR CUST 100% - 2026 Heated Area: 879 HX Base Yr 2026



509 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		607,153
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		181,500
TOTAL MARKET VALUE		788,653
SOH/AGL Deduction		0
ASSESSED VALUE		788,653
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		737,242
TOTAL JUST VALUE		788,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150946	CO ISSUED	0	02/21/2020
20150946	NEW CONSTR	38,649	04/30/2015
20141454	REPAIR/RRF	65,000	07/03/2014
20141232	REPAIR/RRF	1,500	06/10/2014
6475B	REPAIR/RRF	500	04/11/1991
4675	REPAIR/RRF	800	02/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1121	2/27/2024	WD	Q	I	02	929,500
GRANTOR: KING-NASTASE ADELAIDE						
GRANTEE: GRAHAM JOHN PATRICK						
2519/1645	11/30/2021	QC	U	I	11	100
GRANTOR: KING-NASTASE ADELAIDE						
GRANTEE: KING-NASTASE ADELAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N10 FST=[YR=2015] N10 W4 STP=[YR=2015] N4 W4 S4 FSP=[YR=2018] W6 S10 E10 N10 W4$ E4$ S10 E4$ W14 S45 FOP=[YR=1993] S6 E13 STP=[YR=2015] S4 E4 N4 W4$ E4 N6 W17 $ E17 N35$ PTR=E15 FUS=[YR=2015] E8 S18 W8 N18$ 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
1	000100	C	RES	100	0006	R-2	33.00	100.00	33.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	181,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 181,500 Market: 0 Agricultural: 0 Common: 181,500 PRINTED 07/09/2026 BY SYS

BLOCK 27 E 17.75FT OF LOT 7 &
W 14.5FT LOT 8
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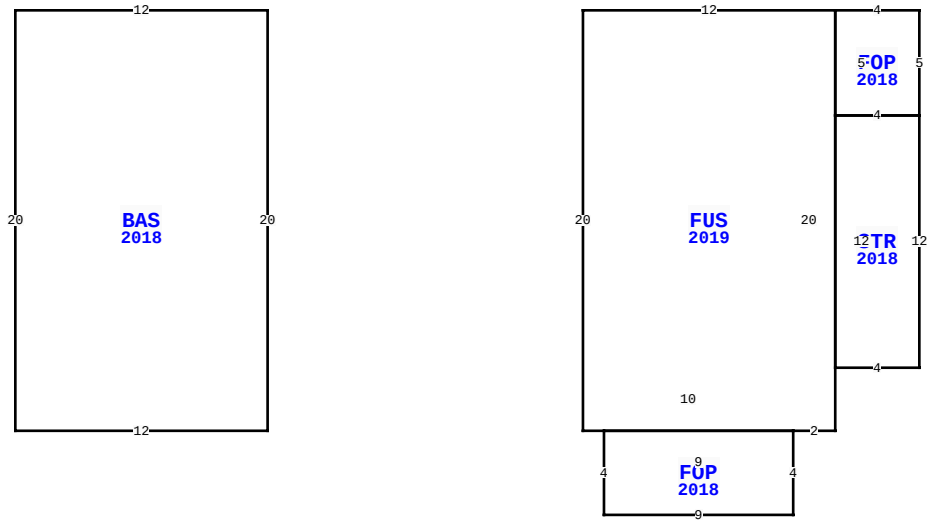
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2018	240	43,755
FOP	20	30	2018	6	1,094
FOP	36	30	2018	11	2,005
FUS	240	100	2019	240	43,755
STR	48	10	2018	5	911
TOTALS	584			502	91,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0150	12	502	260.4525	145.85	73,217	2018	2018	0	0	125	3.00	125.00

2 ACCESORY U 100% - 2026 Heated Area: 480 HX Base Yr 2026



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NCON VALUE		0
INCOME VALUE		
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GRANTEE: GRAHAM JOHN PATRICK						
2519/1645	11/30/2021	QC	U	I	11	100
GRANTOR: KING-NASTASE ADELAIDE						
GRANTEE: KING-NASTASE ADELAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S20 E12 N20 $
FUS=[YR=2019;ORIG=15,0] E12 S20 W2 W10 N20 $
STR=[YR=2018;ORIG=31,5] S12 W4 N12 E4 $
FOP=[YR=2018;ORIG=25,20] S4 W9 N4 E9 $
FOP=[YR=2018;ORIG=27,0] E4 S5 W4 N5 $
PTR=[ORIG=0,0] E15 W15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 181,500 Market: 0 Agricultural: 0 Common: 181,500 PRINTED 07/09/2026 BY SYS