BLOCK 27 E35 1/2 FT OF LOT 8
IN OR 2089/1271
CITY OF FDNA BEACH

NEWMAN KERRY
10793 ASHTON AVE #5
LOS ANGELES, CA 90024

2026

00-00-31-1800-0027-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

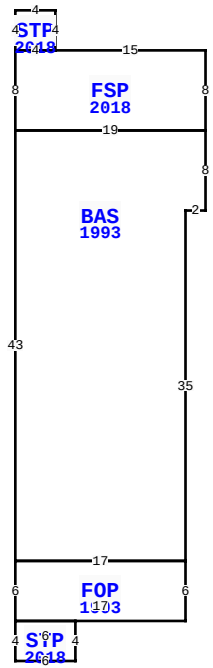
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	747	100	1993	747	414,894
FOP	102	30	1993	31	17,218
FSP	152	40	2018	61	33,880
STP	16	10	2018	2	1,111
STP	24	10	2018	2	1,111
TOTALS	1,041			843	468,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	12	843	267.6685	444.33	374,570	1930	2000	0	0	125	12.50	125.00

1 SFR CUST 0% - 0 Heated Area: 747 HX Base Yr



511 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	468,212
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	211,750
TOTAL MARKET VALUE	679,962
SOH/AGL Deduction	397,683
ASSESSED VALUE	282,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,279
TOTAL JUST VALUE	679,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	628,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171349	REMODEL	125,000	05/03/2017
20170733	DEMO INT	4,000	03/14/2017
984537	REPAIR/RRF	1,000	11/17/1998
9968	REPAIR/RRF	1,000	08/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/1271	12/15/2016	WD	U	I	11	100
GRANTOR: CHAMPION WALTER LEWIS						
GRANTEE: NEWMAN KERRY						
1752/0820	8/19/2011	QC	U	I	11	100
GRANTOR: CHAMPION DOROTHY CLAR						
GRANTEE: CHAMPION WALTER LEW						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W15 STP=[YR=2018] N4 W4 S4 E4$ W4 S8
BAS=[YR=1993] S43 FOP=[YR=1993] S6 STP=[YR=2018] S4 E6 N4
W6$ E17N6 W17$ E17 N35 E2 N8 W19$ E19 N8 $.

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
1	000100	C	RES	0	0006	R-2	35.00	100.00	35.00	FF		1.00	1.00	1.10	5,500.00	6,050.00	211,750							

REVIEW DATE 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 211,750 Market: 0 Agricultural: 0 Common: 211,750 PRINTED 07/09/2026 BY SYS