LOT 2
COTTAGE AT AMELIA OR 2387/1775

CALIGUIRE DEAN & CYNTHIA
402 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1025-0002-0000

BUILDING CHARACTERISTICS

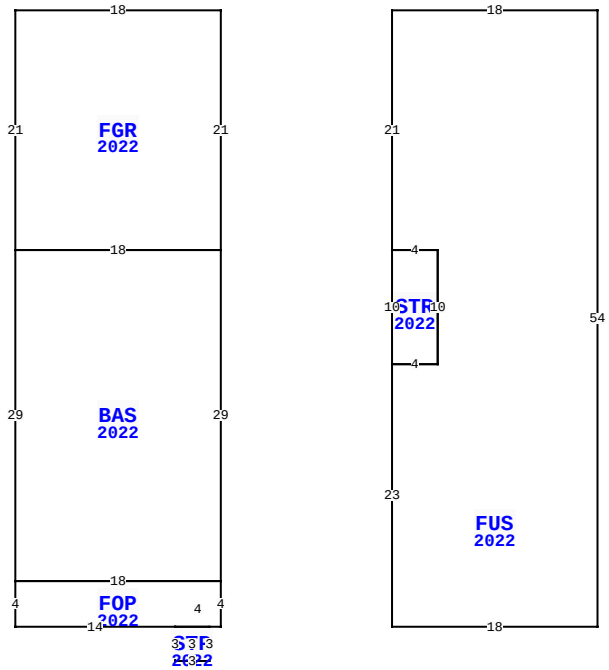
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	522	100	522	95,432
FGR	378	55	208	38,027
FOP	72	30	22	4,022
FUS	932	100	932	170,388
STP	9	10	1	183
STR	40	10	4	731
TOTALS	1,953		1,689	308,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,689	192.4400	182.82	308,783	2022	2022	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 0 Heated Area: 1454 HX Base Yr



402 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	308,783
TOTAL MARKET OB/XF VALUE	2,460
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	376,243
SOH/AGL Deduction	0
ASSESSED VALUE	376,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,243
TOTAL JUST VALUE	376,243
NCON VALUE	311,243
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211168	NEW CONSTR	0	03/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/0405	2/03/2023	WD	Q	I	01	450,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CALIGUIRE DEAN & CY						
2392/1216	9/02/2020	WD	Q	V	01	77,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W18 S21 BAS=[YR=2022] S29 FOP=[YR=2022] S4 E14 STP=[YR=2022] S3 E3 N3 W3$ E4 N4 W18$ E18 N29 W18$ E18 N21$ PTR=E15 FUS=[YR=2022] E18 S54 W18 N23 STR=[YR=2022] N10 E4 S10 W4$E4 N10 W4 N21$ 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
1	0855	CONC PAVER	0	0	0	0	246.00	SF	10.00	10.00	100	2022	2022	3	100	2,460	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/15/2022 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS