LOT 16
COTTAGE AT AMELIA OR 2387/1775

MARCO SERGE F
415 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1025-0016-0000

BUILDING CHARACTERISTICS

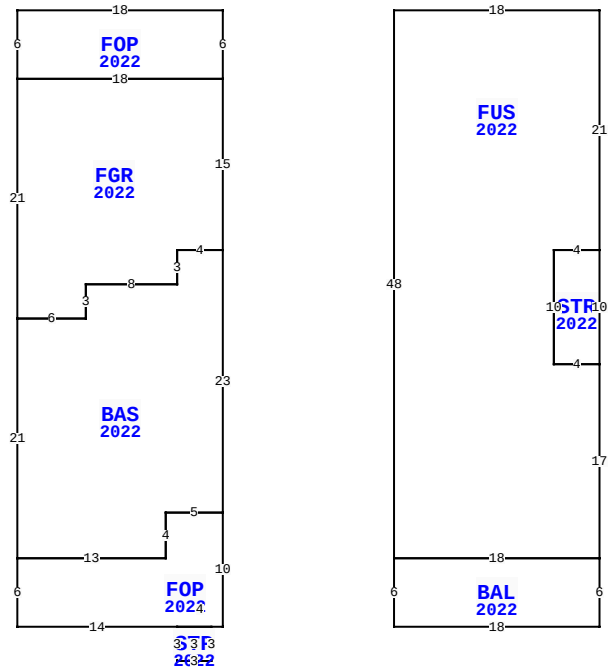
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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
BAL	108	15	16	3,222
BAS	406	100	406	81,768
FGR	330	55	182	36,655
FOP	108	30	32	6,445
FOP	128	30	38	7,653
FUS	824	100	824	165,954
STP	9	10	1	201
STR	40	10	4	806
TOTALS	1,953		1,503	302,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,503	212.0009	201.40	302,704	2022	2022	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2023 Heated Area: 1230 HX Base Yr 2023



415 S 9TH 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		302,704
TOTAL MARKET OB/XF VALUE		2,808
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		370,512
SOH/AGL Deduction		35,525
ASSESSED VALUE		334,987
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		234,987
TOTAL JUST VALUE		370,512
NCON VALUE		305,579
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211594	NEW CONSTR	185,889	09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1978	12/30/2022	WD	Q	I	01	401,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MARCO SERGE F						
2392/1263	9/02/2020	WD	Q	V	05	616,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W18 S6 FGR=[YR=2022] S21 BAS=[YR=2022] S21 FOP=[YR=2022] S6 E14 STP=[YR=2022] S3 E3 N3 W3$ E4 N10 W5 S4 W13$ E13 N4 E5 N23 W4 S3 W8 S3 W6$ E6 N3 E8 N3 E4 N15 W18$ E18 N6$ PTR=E15 FUS=[YR=2022] E18 S21 STR=[YR=2022] S10 W4 N10 E4$ W4 S10 E4 S17 BAL=[YR=2022] S6 W18 N6 E18$ W18 N48$ 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	100	0	0	252.00	SF	10.00	10.00	100	2022	2022	3	100	2,520	
2	1243	WD DECK F	0	100	9	4	36.00	SF	8.00	8.00	100	2022	2022	3	100	288	

LAND DESCRIPTION

TOTAL OB/XF 2,808

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	100			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