LOT 8
COTTAGE AT AMELIA OR 2387/1775

GIBBONS JAMES & CYNTHIA
414 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1025-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

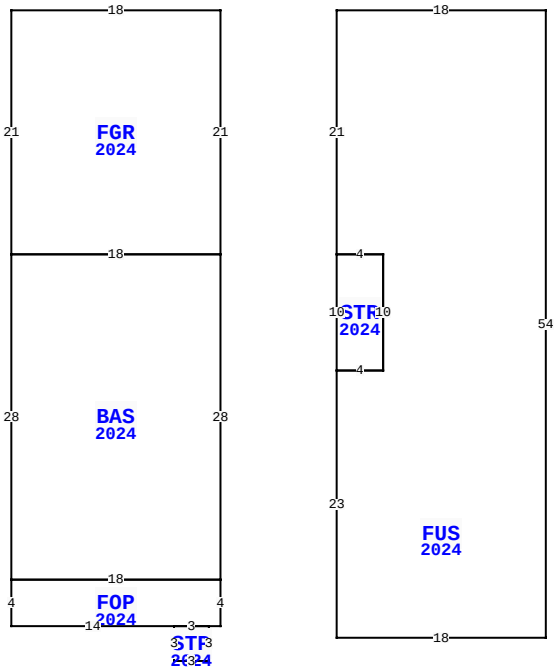
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	504	100	504	92,141
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	1,935		1,671	305,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,671	192.4400	182.82	305,492	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 100% - 2024 Heated Area: 1436 HX Base Yr 2024



414 S 8TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		305,492
TOTAL MARKET OB/XF VALUE		4,360
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		374,852
SOH/AGL Deduction		0
ASSESSED VALUE		374,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		324,852
TOTAL JUST VALUE		374,852
NCON VALUE		309,852
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/14/2023
20222260	NEW CONSTR	0	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/487	8/15/2023	WD	Q	I	01	459,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GIBBONS JAMES & CYN						
2469/1615	6/02/2021	WD	Q	V	05	810,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=10,10] E18 S21 W18 N21 $
BAS=[YR=2024;ORIG=10,31] E18 S28 W18 N28 $
FOP=[YR=2024;ORIG=10,59] E18 S4 W1 W3 W14 N4 $
FUS=[YR=2024;ORIG=38,10] E18 S54 W18 N23 E4 N10 W4 N21 $
STR=[YR=2024;ORIG=38,31] E4 S10 W4 N10 $
STP=[YR=2024;ORIG=24,63] E3 S3 W3 N3 $
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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	330.00	SF	10.00	10.00	100	2024	2023		100	3,300	
2	0462	ST/AL FNC	0	100	19	4	76.00	SF	10.00	10.00	100	2024	2023		100	760	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,360

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	000810	C	TOWNHOUSE1	100		MU-8	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/08/2023 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS