LOT 19
COTTAGE AT AMELIA OR 2387/1775

**EBERSPACHER RALPH WALTER JR & CHERI LYNN/EBERSPACH**
409 S 9TH ST
FERNANDINA BEACH, FL 32034

# 2024

**00-00-31-1025-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

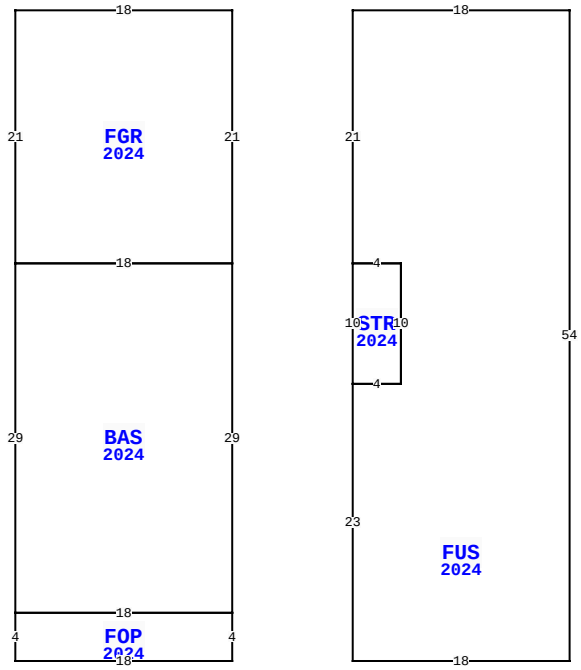
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 522 | 100 | 522 | 95,432 |
| FGR | 378 | 55 | 208 | 38,027 |
| FOP | 72 | 30 | 22 | 4,022 |
| FUS | 932 | 100 | 932 | 170,388 |
| STR | 40 | 10 | 4 | 731 |
| TOTALS | 1,944 | | 1,688 | 308,600 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 1,688 | 192.4400 | 182.82 | 308,600 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 TOWNHOUSE – 0% - 2024 Heated Area: 1454 HX Base Yr




409 S 9TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 308,600 |
| TOTAL MARKET OB/XF VALUE | 4,410 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 378,010 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 378,010 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 378,010 |
| TOTAL JUST VALUE | 378,010 |
| NCON VALUE | 313,010 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2022-2283 | CO | | 10/04/2023 |
| 20222283 | NEW CONSTR | 0 | 06/24/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2679/836 | 11/03/2023 | WD | Q | I | 01 | 474,400 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: EBERSPACHER RALPH W | | | | | | |
| 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 S29 W18 N29 $
FOP=[YR=2024;ORIG=10,60] E18 S4 W18 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 $
.

## 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 | 287.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 2,870 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 12 | 4 | 48.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 480 | |
| 3 | 0462 | ST/AL FNC | 0 | 0 | 19 | 4 | 76.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 760 | |
| 4 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,410

| 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 | 0 | | 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