LOT 20
COTTAGE AT AMELIA OR 2387/1775

QUINLIVAN J MARK REVOCABLE TRUST/QUINLIVAN J MARK
407 S 9TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1025-0020-0000

BUILDING CHARACTERISTICS

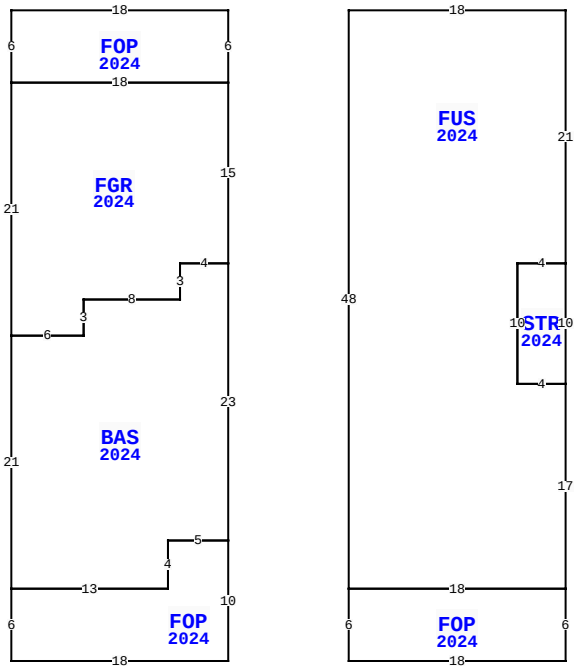
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	406	100	406	76,377
FGR	330	55	182	34,238
FOP	108	30	32	6,020
FOP	108	30	32	6,020
FOP	128	30	38	7,149
FUS	824	100	824	155,011
STR	40	10	4	752
TOTALS	1,944		1,518	285,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,518	198.0228	188.12	285,566	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2024 Heated Area: 1230 HX Base Yr



407 S 9TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	285,566
TOTAL MARKET OB/XF VALUE	6,150
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	356,716
SOH/AGL Deduction	0
ASSESSED VALUE	356,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,716
TOTAL JUST VALUE	356,716
NCON VALUE	291,716
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2284	CO		10/16/2023
20222284	NEW CONSTR	0	06/24/2022
20211155	NEW CONSTR	0	05/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/1288	12/22/2023	WD	Q	I	01	457,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: QUINLIVAN J MARK RE						
2469/1615	6/02/2021	WD	Q	V	05	810,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2024;ORIG=10,10] E18 S6 W18 N6 $
FGR=[YR=2024;ORIG=10,16] E18 S15 W4 S3 W8 S3 W6 N21 $
BAS=[YR=2024;ORIG=10,37] E6 N3 E8 N3 E4 S23 W5 S4 W13 N21 $
FOP=[YR=2024;ORIG=10,58] E13 N4 E5 S10 W18 N6 $
FUS=[YR=2024;ORIG=38,10] E18 S21 W4 S10 E4 S17 W18 N48 $
STR=[YR=2024;ORIG=52,31] E4 S10 W4 N10 $
FOP=[YR=2024;ORIG=38,58] E18 S6 W18 N6 $
.

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	345.00	SF	10.00	10.00	100	2024	2023		100	3,450	
2	1242	WD DECK A	0	0	13	4	52.00	SF	10.00	10.00	100	2024	2023		100	520	
3	0462	ST/AL FNC	0	0	47	4	188.00	SF	10.00	10.00	100	2024	2023		100	1,880	
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 6,150

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