

LOT 1
COTTAGE AT AMELIA OR 2387/1775

JOHNSON MEGAN & KENNETH
725 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1025-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		10	ABOVE AVG 100		0320	12	1,519	212.0009		212.00	322,028	2022	2022	0	0	0	0.50	99.50	VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2024															Heated Area: 1230											
Roof Cover		03	COMP SHNGL 100																	HX Base Yr											
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	406	100	2022	406	85,642																										
FGR	330	55	2022	182	38,391																										
FOP	108	30	2022	32	6,750																										
FOP	108	30	2022	32	6,750																										
FOP	128	30	2022	38	8,016																										
FUS	824	100	2022	824	173,815																										
STP	9	10	2022	1	211																										
STR	40	10	2022	4	844																										
TOTALS		1,953			1,519	320,418																									
EXTRA FEATURES		400 S 8TH ST, FERNANDINA BEACH																													
L N	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 PAVR	0	0	0	0	246.00	SF	10.00	10.00	100	2022	2022	3	99	2,435															
2	0462	ST/AL FNC	0	0	19	4	76.00	SF	10.00	10.00	100	2024	2023		98	745															
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297															
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