LOT 2
COTTAGE AT AMELIA OR 2387/1775

LAWING PEYTON N
402 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1025-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

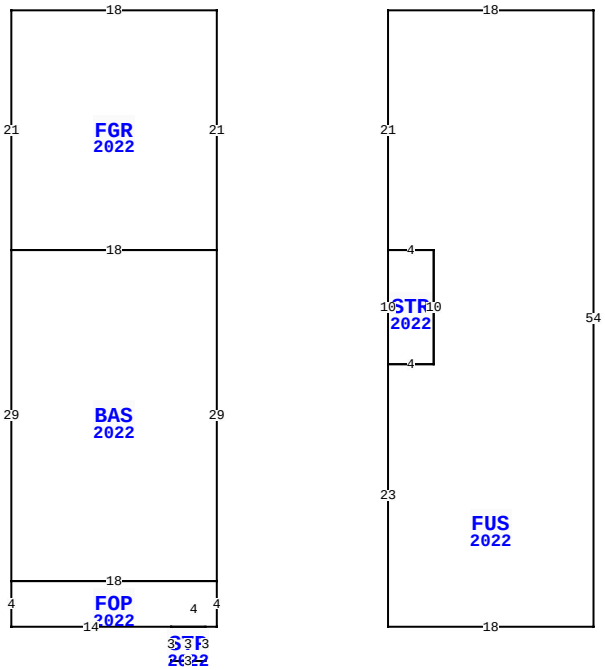
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	522	100	2022	522	107,004
FGR	378	55	2022	208	42,638
FOP	72	30	2022	22	4,509
FUS	932	100	2022	932	191,051
STP	9	10	2022	1	205
STR	40	10	2022	4	820
TOTALS	1,953			1,689	346,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,689	206.0240	206.02	347,968	2022	2022	0	0	0	0.50	99.50

1 TOWNHOUSE – 100% - 2024 Heated Area: 1454 HX Base Yr 2024



402 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,228
TOTAL MARKET OB/XF VALUE		3,477
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		414,705
SOH/AGL Deduction		209,789
ASSESSED VALUE		204,916
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		149,194
TOTAL JUST VALUE		414,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211168	NEW CONSTR	0	03/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1896	6/16/2025	WD	U	I	11	100
GRANTOR: STACKPOLE KEVIN & JAC						
GRANTEE: LAWING PEYTON N						
2794/1067	6/16/2025	WD	Q	I	01	489,000
GRANTOR: STACKPOLE KEVIN & JAC						
GRANTEE: LAWING PEYTON N						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W18 S21 BAS=[YR=2022] S29 FOP=[YR=2022] S4 E14 STP=[YR=2022] S3 E3 N3 W3$ E4 N4 W18$ E18 N29 W18$ E18 N21$ PTR=E15 FUS=[YR=2022] E18 S54 W18 N23 STR=[YR=2022] N10 E4 S10 W4$E4 N10 W4 N21$ 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	246.00	SF	10.00	10.00	100	2022	2022	3	99	2,435	
2	0462	ST/AL FNC	0	100	19	4	76.00	SF	10.00	10.00	100	2024	2023		98	745	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 3,477

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	000310	C	TOWNHOUSE	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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS