

LOT 3
COTTAGE AT AMELIA OR 2387/1775

MILES PAMELA/WILLIS JASON
404 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1025-0003-0000



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 Structure		03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2024														Tax Group: 2		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 1230														BUILDING MARKET VALUE		320,418									
Interior Wall		05	DRYWALL 100		HX Base Yr 2024														TOTAL MARKET OB/XF VALUE		4,170									
Interior Floor		13	LVT/LAMNT 60																TOTAL LAND VALUE - MARKET		65,000									
Interior Floor		14	CARPET 40																TOTAL MARKET VALUE		389,588									
Air Condition		03	CENTRAL 100																SOH/AGL Deduction		24,320									
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE		365,268									
Bedrooms		2	100																TOTAL EXEMPTION VALUE		HX HB		50,722							
Bathrooms		2.5	100																BASE TAXABLE VALUE		314,546									
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE		389,588									
Stories		0	0 100																NCON VALUE		0									
Units		0	0 100																INCOME VALUE											
					PREVIOUS YEAR MKT VALUE		354,974																							
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						404 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	0 100	0	0	316.00	SF	10.00	10.00	100	2022	2022	3	99	3,128															
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 4,170																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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													