LOT 5
COTTAGE AT AMELIA OR 2387/1775

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

**2025**

**00-00-31-1025-0005-0000**

## 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 |

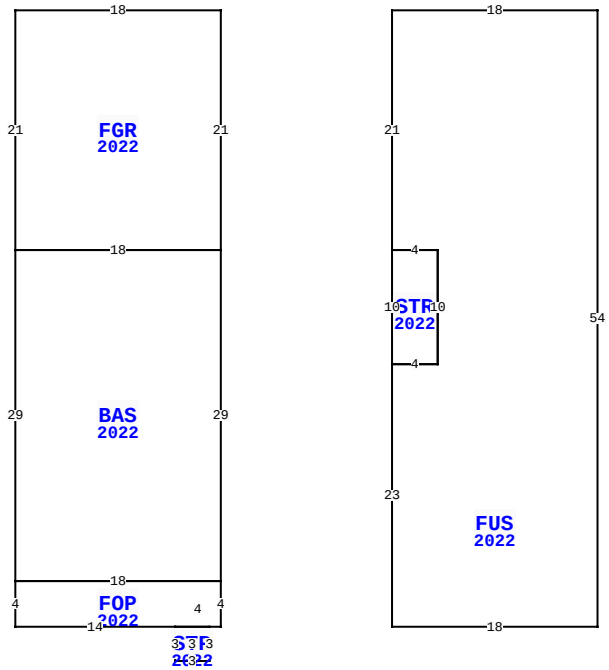
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

| 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 - 0% - 2023 Heated Area: 1454 HX Base Yr




408 S 8TH ST, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 346,228 |
| TOTAL MARKET OB/XF VALUE | 3,576 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 414,804 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 414,804 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 414,804 |
| TOTAL JUST VALUE | 414,804 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 377,403 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211440 | NEW CONSTR | 212,481 | 09/30/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2610/0674 | 12/20/2022 | WD | Q | I | 01 | 445,200 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: DAV FLORIDA SERVICE | | | | | | |
| 2392/1263 | 9/02/2020 | WD | Q | V | 05 | 616,000 |
| GRANTOR: SIMMONS 9 LLC | | | | | | |
| GRANTEE: NEW ATLANTIC BUILDE | | | | | | |

### 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 | 0 | 0 | 0 | 256.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 2,534 | |
| 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 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,576

| 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 | 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 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