LOT 8
COTTAGE AT AMELIA OR 2387/1775

WEJ RENTALS LLC
127 MAYBIRD DRIVE
KINGSLAND, GA 31548

2025

00-00-31-1025-0008-0000

BUILDING CHARACTERISTICS

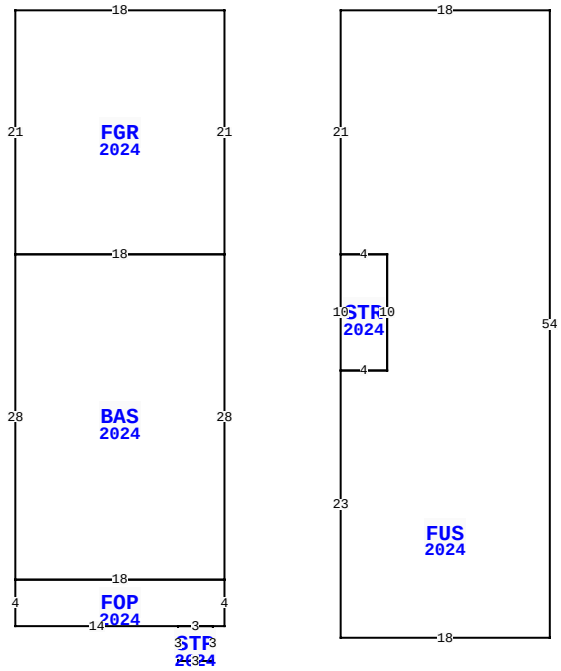
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	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	504	100	2024	504	103,834
FGR	378	55	2024	208	42,852
FOP	72	30	2024	22	4,532
FUS	932	100	2024	932	192,011
STP	9	10	2024	1	206
STR	40	10	2024	4	824
TOTALS	1,935			1,671	344,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,671	206.0240	206.02	344,259	2023	2023	0	0	0	0.00	100.00

1 TOWNHOUSE – 0% - 2025 Heated Area: 1436 HX Base Yr



414 S 8TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,259
TOTAL MARKET OB/XF VALUE	4,342
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	413,601
SOH/AGL Deduction	0
ASSESSED VALUE	413,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,601
TOTAL JUST VALUE	413,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/14/2023
20222260	NEW CONSTR	0	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1860	10/07/2024	WD	Q	I	01	457,500
GRANTOR: GIBBONS JAMES & CYNTH						
GRANTEE: WEJ RENTALS LLC						
2664/487	8/15/2023	WD	Q	I	01	459,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GIBBONS JAMES & CYN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=10,10] E18 S21 W18 N21 $
BAS=[YR=2024;ORIG=10,31] E18 S28 W18 N28 $
FOP=[YR=2024;ORIG=10,59] E18 S4 W1 W3 W14 N4 $
FUS=[YR=2024;ORIG=38,10] E18 S54 W18 N23 E4 N10 W4 N21 $
STR=[YR=2024;ORIG=38,31] E4 S10 W4 N10 $
STP=[YR=2024;ORIG=24,63] E3 S3 W3 N3 $
.

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	330.00	SF	10.00	10.00	100	2024	2023		100	3,300	
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 4,342

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 12/15/2022 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS