LOT 17
COTTAGE AT AMELIA OR 2387/1775

SPRESSER MALEIA/SPRESSER KEITH RICHARD
413 S 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1025-0017-0000

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	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

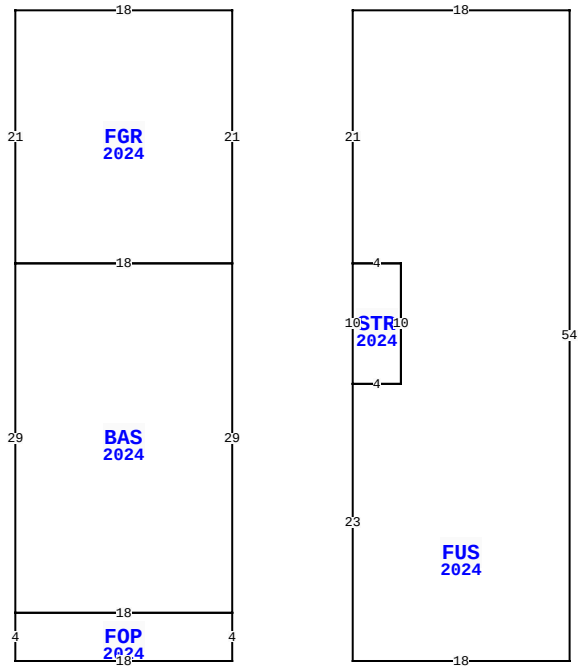
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	522	100	2024	522	107,542
FGR	378	55	2024	208	42,852
FOP	72	30	2024	22	4,532
FUS	932	100	2024	932	192,011
STR	40	10	2024	4	824
TOTALS	1,944			1,688	347,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,688	206.0240	206.02	347,762	2023	2023	0	0	0	0.00	100.00

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



413 S 9TH 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		347,762
TOTAL MARKET OB/XF VALUE		4,761
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		417,523
SOH/AGL Deduction		28,160
ASSESSED VALUE		389,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,641
TOTAL JUST VALUE		417,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2267	CO		10/09/2023
20222267	NEW CONSTR	0	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/964	10/16/2023	WD	Q	I	02	505,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPRESSER MALEIA						
2469/1615	6/02/2021	WD	Q	V	05	810,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=38,10] E18 S54 W18 N23 E4 N10 W4 N21 $
BAS=[YR=2024;ORIG=10,31] E18 S29 W18 N29 $
FGR=[YR=2024;ORIG=10,10] E18 S21 W18 N21 $
FOP=[YR=2024;ORIG=10,60] E18 S4 W18 N4 $
STR=[YR=2024;ORIG=38,31] E4 S10 W4 N10 $
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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	337.00	SF	10.00	10.00	100	2024	2023		100	3,370	
2	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	2024	2023		97	349	
3	0462	ST/AL FNC	0	100	19	4	76.00	SF	10.00	10.00	100	2024	2023		98	745	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 4,761

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