LOT 3
COTTAGE AT AMELIA OR 2387/1775

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

2026

00-00-31-1025-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

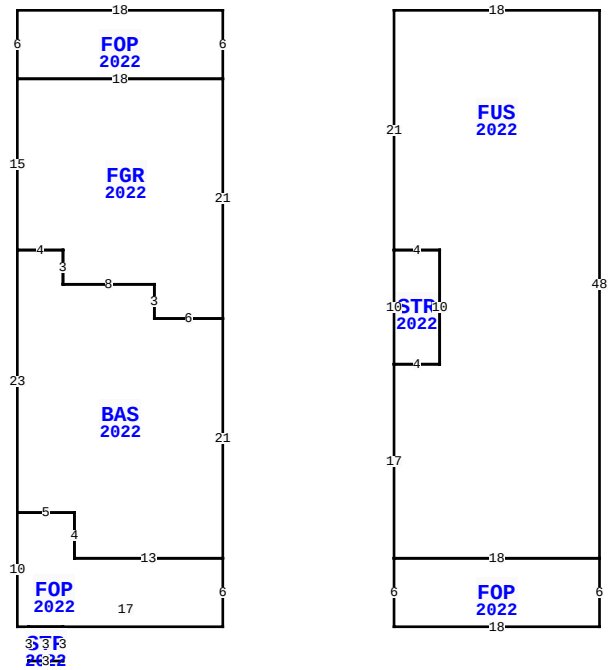
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	406	100	2022	406	89,472
FGR	330	55	2022	182	40,108
FOP	108	30	2022	32	7,052
FOP	108	30	2022	32	7,052
FOP	128	30	2022	38	8,374
FUS	824	100	2022	824	181,588
STP	9	10	2022	1	221
STR	40	10	2022	4	881
TOTALS	1,953			1,519	334,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,519	212.0009	222.60	338,129	2022	2022	0	0	0	1.00	99.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1230 HX Base Yr



404 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	334,748
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	399,748
SOH/AGL Deduction	0
ASSESSED VALUE	399,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,748
TOTAL JUST VALUE	399,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211438	NEW CONSTR	185,889	09/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/1755	1/28/2025	WD	Q	I	01	460,000
GRANTOR: DUFF RANDALL CRAIG &						
GRANTEE: MILES PAMELA						
2611/1414	12/22/2022	WD	Q	I	01	389,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DUFF RANDALL CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=15,0] E18 S48 W18 N17 E4 N10 W4 N21 $
BAS=[YR=2022;ORIG=-18,21] S23 E5 S4 E13 N21 W6 N3 W8 N3 W4 $
FGR=[YR=2022;ORIG=-18,6] S15 E4 S3 E8 S3 E6 N21 W18 $
FOP=[YR=2022;ORIG=-18,44] S10 E1 E17 N6 W13 N4 W5 $
FOP=[YR=2022;ORIG=0,0] W18 S6 E18 N6 $
FOP=[YR=2022;ORIG=33,48] S6 W18 N6 E18 $
STR=[YR=2022;ORIG=15,31] N10 E4 S10 W4 $
STP=[YR=2022;ORIG=-17,54] S3 E3 N3 W3 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS