LOT 5
COTTAGE AT AMELIA OR 2387/1775

DAV FLORIDA SERVICES LLC
PO BOX 767522
ROSWELL, GA 30076

2026

00-00-31-1025-0005-0000

BUILDING CHARACTERISTICS

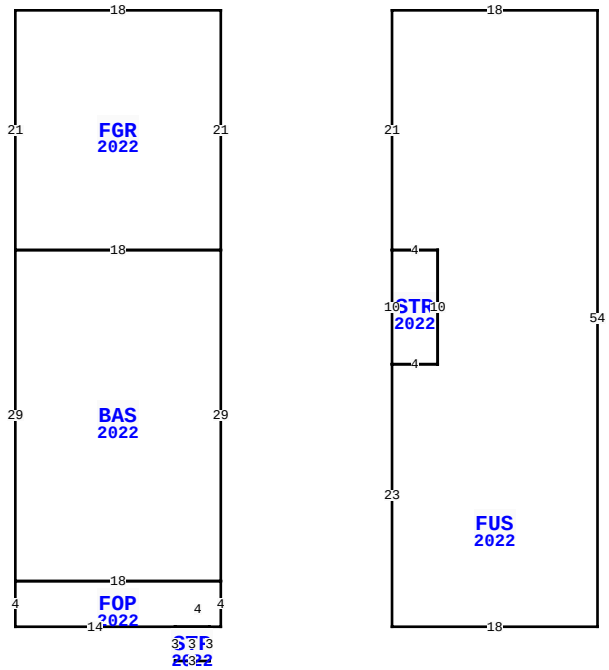
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	111,795
FGR	378	55	2022	208	44,547
FOP	72	30	2022	22	4,711
FUS	932	100	2022	932	199,604
STP	9	10	2022	1	214
STR	40	10	2022	4	856
TOTALS	1,953			1,689	361,727

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	216.33	365,381	2022	2022	0	0	0	1.00	99.00

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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	361,727
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	426,727
SOH/AGL Deduction	0
ASSESSED VALUE	426,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,727
TOTAL JUST VALUE	426,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,804

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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