LOT 8
COTTAGE AT AMELIA OR 2387/1775

FINLEY JOHN L SR
414 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1025-0008-0000

BUILDING CHARACTERISTICS

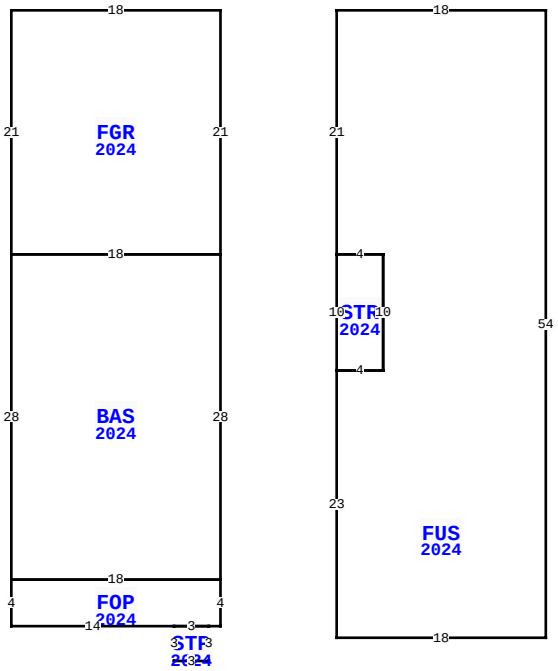
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	108,485
FGR	378	55	2024	208	44,772
FOP	72	30	2024	22	4,735
FUS	932	100	2024	932	200,612
STP	9	10	2024	1	215
STR	40	10	2024	4	861
TOTALS	1,935			1,671	359,680

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	216.33	361,487	2023	2023	0	0	0	0.50	99.50

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	359,680
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	424,680
SOH/AGL Deduction	0
ASSESSED VALUE	424,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	424,680
TOTAL JUST VALUE	424,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,601

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
2876/143	6/12/2026	WD	Q	I	01	490,000
GRANTOR: WEJ RENTALS LLC						
GRANTEE: FINLEY JOHN L SR						
2742/1860	10/07/2024	WD	Q	I	01	457,500
GRANTOR: GIBBONS JAMES & CYNTH						
GRANTEE: WEJ RENTALS LLC						

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 $
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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