

BLOCK 2 LOTS 13 14 & 15
EX RW IN OR 121/307
SHEFFIELD SUB PB 2/43

720 MAGNOLIA LANE LLC/
720 MAGNOLIA LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0620-0002-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	9	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	90	100	90	13,253
AOF	168	100	168	24,739
AOF	287	100	287	42,263
BAS	355	100	355	52,277
FGR	240	60	144	21,205
FST	28	50	14	2,062
FUS	856	100	856	126,053
PTO	250	5	12	1,767
STR	72	10	7	1,031
TOTALS	2,346		1,933	284,649

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	15,083.00	SF	2.00	2.00	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	
7	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	
8	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002700	C	AUTO SALES	0	0004	CG	105.00	200.00	25,826.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,933	115.2270	163.62	316,277	2008	2008	0	0	10.00	90.00
1 OFFICE 1&2 - 0% - 0											
Heated Area: 1756 HX Base Yr											

720 MAGNOLIA LN, FERNANDINA BEACH											
BLD DATE				11/14/2018				KK		LGL DATE	
XF DATE				11/14/2018				KK		LAND DATE	
INC DATE										AG DATE	
										11/14/2018	
										KK	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						284,649					
TOTAL MARKET OB/XF VALUE						27,493					
TOTAL LAND VALUE - MARKET						322,825					
TOTAL MARKET VALUE						634,967					
SOH/AGL Deduction						221,727					
ASSESSED VALUE						413,240					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						413,240					
TOTAL JUST VALUE						634,967					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						503,304					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11346	REPAIR/RRF	12,780	06/01/2008
E20689	ELEC OTHER	2,000	04/01/2008
M13721	MECH OTHER	0	04/01/2008
C21073	CO ISSUED	0	02/01/2008
B21073	NEW CONSTR	200,000	02/01/2008
E0210295	CHNGE SRVC	600	10/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2617/1237	2/03/2023	WD	Q	I	01	872,700	
GRANTOR: 720 OLD AMELIA LLC							
GRANTEE: 720 MAGNOLIA LLC							
1827/0650	11/29/2012	WD	U	I	11	100	
GRANTOR: LOPIANO MICHAEL R JR							
GRANTEE: 720 OLD AMELIA LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
AOF=[YR=2008] W10 BAS=[YR=2008] W16 FST=[YR=2008] W4 S7 E4 N7\$ S7 W4 N7 W8 FGR=[YR=2008] W12 S20 PTO=[YR=2008] S5 E50 N5 W50\$ E12 AOF=[YR=2008] E9 N10 W9 S10\$ N20\$ S10 E9 S10 E9 N9 E5 R3 D2 R2 U4 N9\$ S9 D4 L2 U2 L3 W5 S9 E20 N20\$ PTR=N15 FUS=[YR=2008] N20 E16 STR=[YR=2008] N3 E24 S3 W24\$ E34 S6 AOF=[YR=2008] S14 W12 N14 E12\$ W12 S14 W7 S2 W12 N2 W19\$ S15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002700	C	AUTO SALES	0	0004	CG	105.00	200.00	25,826.00	SF	