

LOT 4
AMELIA BLUFF OR 2364/1680

JOHNSON MEGAN D/JOHNSON KENNETH
725 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1190-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	10	ABOVE AVG 100	0500	01	2,968	105.2800	150.02	445,259	2021	2021	0	0	0.00	100.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022												Heated Area: 2522												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floop	12	HARDWOOD 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		4 100																																				
Bathrooms		2.5 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units		0 100																																				
Occupancy	00	NONE 100																																				
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM				MKT AREA		01																																
NEIGHBORHOOD/LOC			1054.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,522	100	2,522	378,350																																		
FGR	587	55	323	48,456																																		
FOP	198	30	59	8,851																																		
FOP	205	30	62	9,301																																		
STP	16	10	2	300																																		
TOTALS			3,528	2,968	445,259																																	
EXTRA FEATURES			725 MAGNOLIA BLUFF WAY, FERNANDINA BEACH																																			
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																						
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500																							
2	0855	CONC PAVER	0 100	0	0	1,052.00	SF	10.00	10.00	100	2021	2021	3	100	10,520																							
3	0855	CONC PAVER	0 100	0	0	344.00	SF	10.00	10.00	100	2021	2021	3	100	3,440																							
4	0861	POOL GUNIT	0 100	0	0	540.00	SF	85.00	85.00	100	2021	2021	3	98	44,982																							
5	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2021	2021	3	99	1,901																							
LAND DESCRIPTION			TOTAL OB/XF													64,343																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000																					
REVIEW DATE 11/19/2021 BY RK Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS																																						