

LOT 10
AMELIA BLUFF OR 2364/1680

HOUCHENS JAMES F & CARLA J
749 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1190-0010-0000

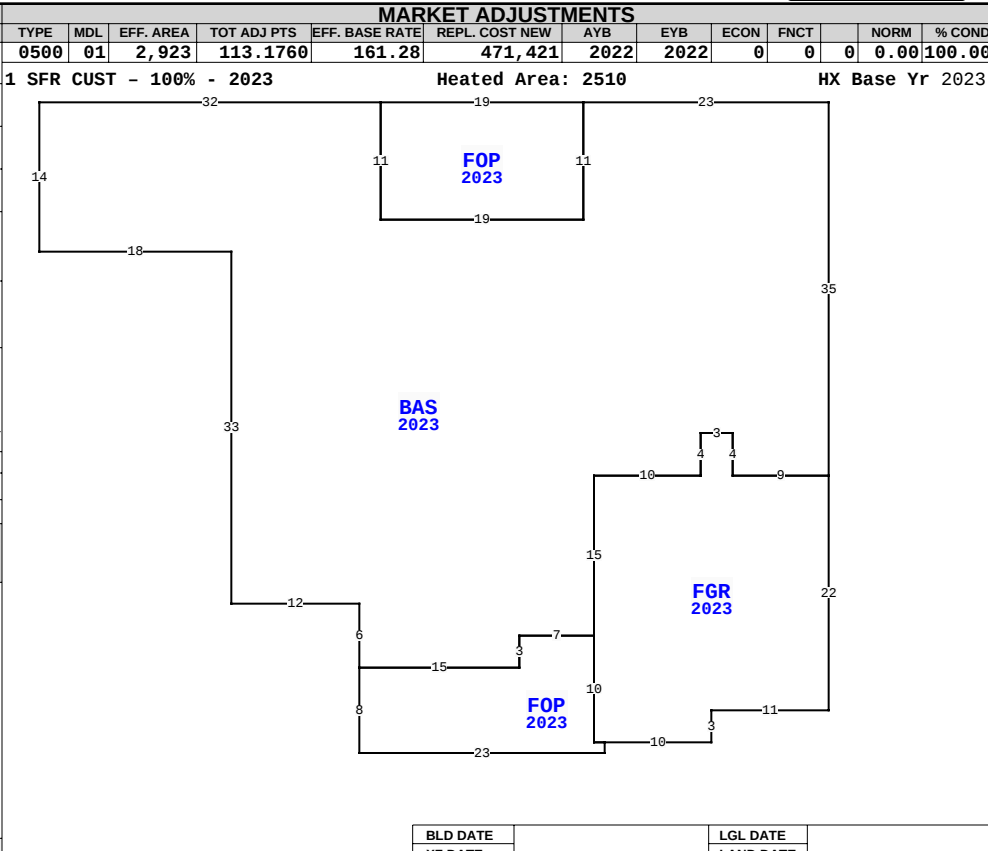


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,510	100	2,510	404,813
FGR	529	55	291	46,932
FOP	198	30	59	9,516
FOP	209	30	63	10,161
TOTALS	3,446		2,923	471,421

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	1	100	0	0	961.00	SF	10.00	10.00	9,610
2	0861	POOL GUNIT	1	100	35	14	490.00	SF	85.00	85.00	41,650
3	0855	CONC PAVER	1	100	0	0	1,226.00	SF	10.00	10.00	12,260
4	0911	SCRN RM A	1	100	68	26	1,768.00	SF	17.50	17.50	30,940
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	2,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000000	C	VAC RES	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
471,421											
TOTAL MARKET OB/XF VALUE											
96,460											
TOTAL LAND VALUE - MARKET											
145,000											
TOTAL MARKET VALUE											
712,881											
SOH/AGL Deduction											
105,192											
ASSESSED VALUE											
607,689											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
557,689											
TOTAL JUST VALUE											
712,881											
NCON VALUE											
567,881											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
145,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222240	ADDITION	0	06/16/2022
20211277	SWIM POOL	0	09/24/2021
20210963	NEW CONSTR	0	01/12/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2450/1612	4/08/2021	SW	Q	V	01	145,000	
GRANTOR: AMELIA BLUFF LLC							
GRANTEE: HOUCHENS JAMES F &							

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GRANTEE: HOUCHENS JAMES F &											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=90,10] W23 S11 W19 N11 W32 S14 E18 S33 E12											
S6 E15 N3 E7 N15 E10 N4 E3 S4 E9 N35 \$											
FOP=[YR=2023;ORIG=48,10] E19 S11 W19 N11 \$											
FGR=[YR=2023;ORIG=68,45] E10 N4 E3 S4 E9 S22 W11 S3 W10 W1											
N10 N15 \$											
FOP=[YR=2023;ORIG=68,60] W7 S3 W15 S8 E23 N1 W1 N10 \$											
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