LOT 17
IN OR 1548/1293
SEA ISLAND PLANTATION PB 5/275

JOYCE REBECCA C & ROBERT A/TRUSTEES OF REBECCA C J
9518 KUHN ROAD
JACKSONVILLE, FL 32257

**2023**

**00-00-31-1678-0017-0000**

## BUILDING CHARACTERISTICS

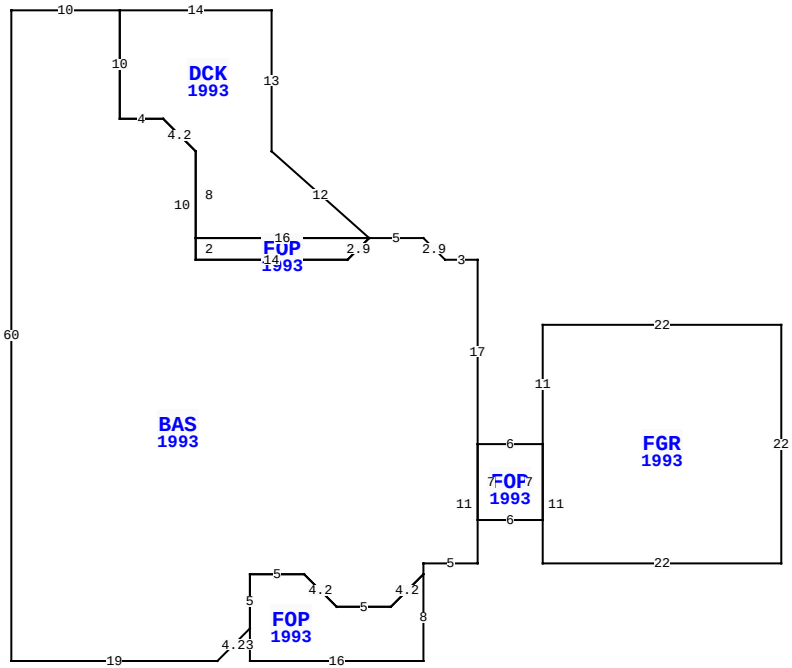
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1080.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,768 | 100 | 1,768 | 269,133 |
| DCK | 258 | 10 | 26 | 3,958 |
| FGR | 484 | 55 | 266 | 40,492 |
| FOP | 30 | 30 | 9 | 1,370 |
| FOP | 42 | 30 | 13 | 1,979 |
| FOP | 104 | 30 | 31 | 4,719 |
| TOTALS | 2,686 | | 2,113 | 321,650 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,113 | 124.9402 | 178.04 | 376,199 | 1992 | 1992 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SFR CUST – 0% - 0 Heated Area: 1768 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/20/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 08/01/2023 MLU |
| INC DATE | | AG DATE | |

2814 MAGNOLIA WOODS CT, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 321,650 |
| TOTAL MARKET OB/XF VALUE | 6,387 |
| TOTAL LAND VALUE - MARKET | 225,000 |
| TOTAL MARKET VALUE | 553,037 |
| SOH/AGL Deduction | 90,006 |
| ASSESSED VALUE | 463,031 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 463,031 |
| TOTAL JUST VALUE | 553,037 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 458,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100809 | H/AC | 4,000 | 05/14/2010 |
| 7259 | NEW CONSTR | 85,995 | 08/11/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1548/1293 | 1/30/2008 | WD | U | I | 01 | 100 |
| GRANTOR: JOYCE REBECCA C | | | | | | |
| GRANTEE: JOYCE REBECCA C & R | | | | | | |
| 1548/1291 | 1/30/2008 | WD | U | I | 01 | 118,000 |
| GRANTOR: JOYCE ROBERT A & REBE | | | | | | |
| GRANTEE: JOYCE REBECCA C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W22 S11 FOP=[YR=1993] W6 BAS=[YR=1993] N17 W3 U2 L2 W5 DCK=[YR=1993] U8 L9 N13 W14 S10 E4 D3 R3 S8 FOP=[YR=1993] S2 E14 U2 R2 W16$ E16$ D2 L2 W14 N10 U3 L3 W4 N10 W10 S60 E19 U3 R3 FOP=[YR=1993] S3 E16 N8 D3 L3 W5 U3 L3 W5 S5$ N5 E5 D3 R3 E5 U3 R3 N1 E5 N11$ S7 E6 N7$ S11 E22 N22$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 74 | 2,590 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 916.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 66 | 3,144 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 13 | 3 | 39.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 66 | 167 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 101.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 68 | 446 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 5 | 4 | 20.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 40 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,387

| 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 | 000100 | C | SFR | 0 | 0006 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS