LOT 18
IN OR 1054/825
SEA ISLAND PLANTATION PB 5/275

LUPFER GREG & SIGNE
2816 MAGNOLIA WOODS COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0018-0000

BUILDING CHARACTERISTICS

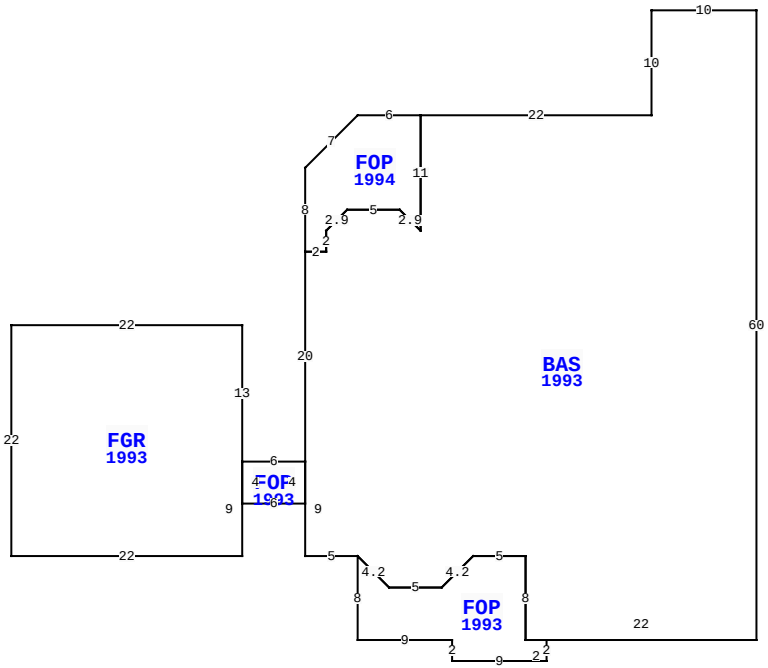
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,995	100	1,995	317,319
FGR	484	55	266	42,309
FOP	24	30	7	1,114
FOP	122	30	37	5,885
FOP	99	30	30	4,772
TOTALS	2,724		2,335	371,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,335	129.7912	184.95	431,858	1993	1993	0	0	0	14.00	86.00

1 SFR CUST – 100% - 2005 Heated Area: 1995 HX Base Yr 2005



2816 MAGNOLIA WOODS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		371,398
TOTAL MARKET OB/XF VALUE		19,679
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		616,077
SOH/AGL Deduction		287,173
ASSESSED VALUE		328,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,904
TOTAL JUST VALUE		616,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131748	H/AC	2,500	07/25/2013
B969711	ADDITION	19,212	03/29/1996
7875	SWIM POOL	15,200	08/30/1993
7727	NEW CONSTR	78,120	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/0825	5/07/2002	WD	Q	I		330,000
GRANTOR: NORDSTROM JAN A & DEB						
GRANTEE: LUPFER GREG & SIGNE						
0801/1657	8/01/1997	WD	Q	I		216,000
GRANTOR: HAWKINS WM F TRUSTEE						
GRANTEE: NORDSTROM JAN A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S10 W22 FOP=[YR=1994] W6 L5 D5 S8 E2 N2 R2 U2 E5 D2 R2 N11$ S11 L2 U2 W5 D2 L2 S2 W2 S20 FOP=[YR=1993] W6 FGR=[YR=1993] N13 W22 S22 E22 N9$ S4 E6 N4$ S9 E5 FOP=[YR=1993] S8 E9 S2 E9 N2 W2 N8 W5 L3 D3 W5 U3 L3 $ R3 D3 E5 U3 R3 E5 S8 E22 N60$.

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
1	0861	POOL GUNIT	0	100	0	0	344.00	SF	85.00	85.00	100	1993	1993	3	20	5,848	
2	0810	CONCRETE A	0	100	81	16	1,296.00	SF	6.50	6.50	100	1993	1993	3	68	5,728	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	0845	KOOL DECK	0	100	0	0	582.00	SF	10.88	10.88	100	1993	1993	3	68	4,304	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	20	400	
7	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	1993	1993	3	68	491	
8	0752	USP	0	100	4	4	16.00	SF	15.00	15.00	100	1993	1993	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 19,679

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	000100	C	SFR	100			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