BLOCK 1 LOT 3
IN OR 1484/1115
SHEFFIELD SUB PB 2/43

KILLEN K ALAN
PO BOX 1509
FERNANDINA BEACH, FL 32035-1509

**2024**

**00-00-30-0620-0001-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

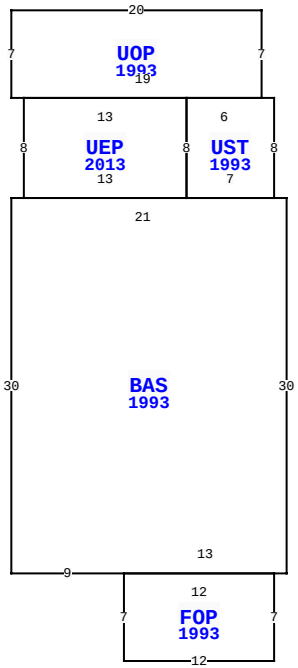
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 660 | 100 | 660 | 41,937 |
| FOP | 84 | 30 | 25 | 1,588 |
| UEP | 104 | 60 | 62 | 3,940 |
| UOP | 140 | 20 | 28 | 1,779 |
| UST | 56 | 45 | 25 | 1,588 |
| TOTALS | 1,044 | | 800 | 50,833 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 800 | 89.7750 | 85.29 | 68,232 | 1940 | 1950 | 0 | 0 | 0 | 25.50 | 74.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 660 HX Base Yr




789 MAGNOLIA LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 50,833 |
| TOTAL MARKET OB/XF VALUE | 1,152 |
| TOTAL LAND VALUE - MARKET | 144,000 |
| TOTAL MARKET VALUE | 195,985 |
| SOH/AGL Deduction | 62,656 |
| ASSESSED VALUE | 133,329 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 133,329 |
| TOTAL JUST VALUE | 195,985 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 157,602 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5703 | CHNGE SRVC | 0 | 02/09/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1484/1115 | 3/12/2007 | CT | U | I | 14 | 70,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: KILLEN K ALAN | | | | | | |
| 0395/0345 | 8/01/1983 | WD | Q | I | | 15,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1993] N8W1 UOP=[YR=1993] N7 W20 S7 E1 UEP=[YR=2013] S8 E13 N8 W13$ E19$ W6 S8 E7$ W21 S30 E9 FOP=[YR=1993] S7 E12 N7 W12$ E13 N30$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 1,152 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,152

| 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 | | RSF-2 | 90.00 | 134.00 | 90.00 | FF | | 1.00 | 1.00 | 1.00 | 1,600.00 | 1,600.00 | 144,000 | | | | | | | |

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/06/2024 BY SYS