

BLOCK 1 LOTS 6 7 (EX S-1)
IN OR 2211/354
(EX R/W IN OR 137 PG 576)

ROWLAND DUANE D/ROWLAND MARGARET A
745 MAGNOLIA LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0620-0001-0060



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 AL SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	137,815
BAS	24	100	24	2,109
BAS	240	100	240	21,094
FCP	240	25	60	5,274
FST	80	55	44	3,867
STP	35	10	4	352

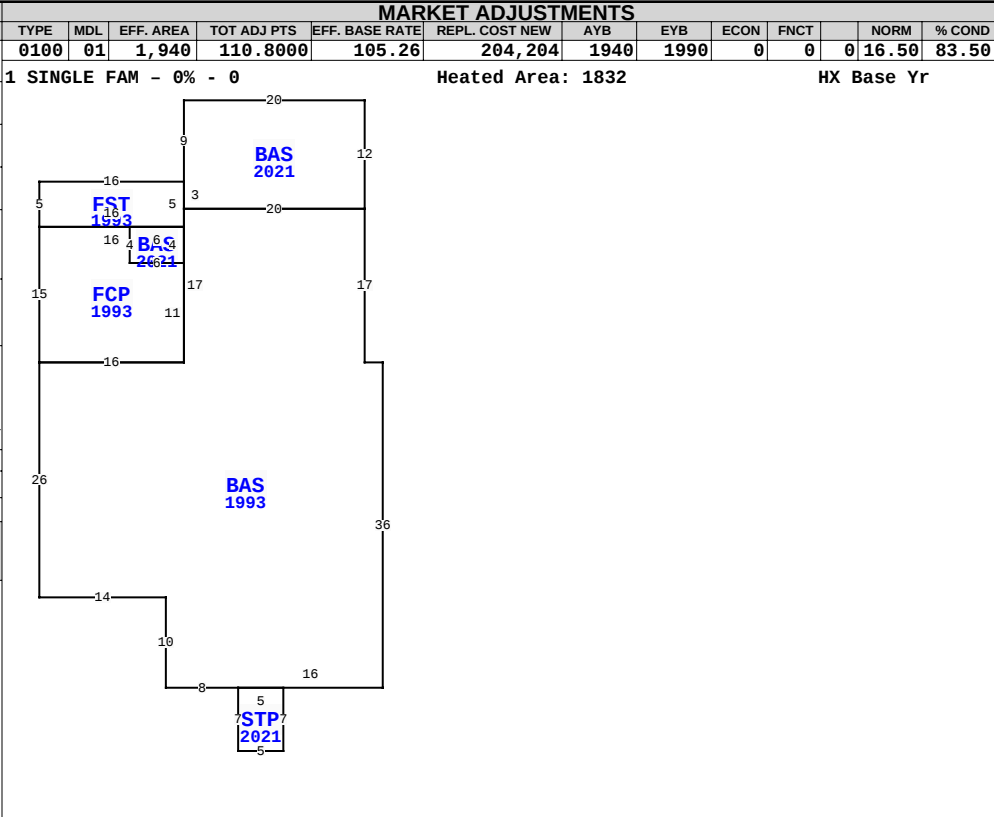
TOTALS	2,187	1,940	170,510
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EXTRA FEATURES

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	0812	CONCRETE C	0	0	0	0		1,158.00	SF 4.00	100	2021	2021	3	99	4,586	
2	0810	CONCRETE A	0	0	10	4		40.00	SF 6.50	100	1982	1982	3	38	99	
3	0810	CONCRETE A	0	0	12	14		168.00	SF 6.50	100	2021	2021	3	99	1,081	
4	0810	CONCRETE A	0	0	0	0		172.00	SF 6.50	100	2021	2021	3	99	1,107	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75.00	130.00	75.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	120,000							



745 MAGNOLIA LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 6,873

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75.00	130.00	75.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	120,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		170,510
TOTAL MARKET OB/XF VALUE		6,873
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		297,383
SOH/AGL Deduction		87,282
ASSESSED VALUE		210,101
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		210,101
TOTAL JUST VALUE		297,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003817	ADDITION	98,000	06/01/2020
BP3742	N/A	850	04/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/0354	7/16/2018	WD	U	I	30	119,000

GRANTOR: RHATIGAN ELAINE & RAY
GRANTEE: ROWLAND DUANE D & M
2197/1638 5/15/2018 FJ U I 11 0
GRANTOR: ROWLAND BARRY EDWIN E
GRANTEE: WILLIAMSON JANICE B

BUILDING NOTES

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S9 FST=[YR=1993] W16 S5 FCP=[YR=1993] S15
BAS=[YR=1993] S26 E14S10 E8 STP=[YR=2021] S7 E5 N7 W5\$ E16
N36 W2 N17 W20 S17 W16\$ E16 N11BAS=[YR=2021] W6 N4 E6 S4\$
N4W16\$ E16 N5\$S3 E20 N12\$.