LOT 10
AMELIA BLUFF OR 2364/1680

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

2024

00-00-31-1190-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

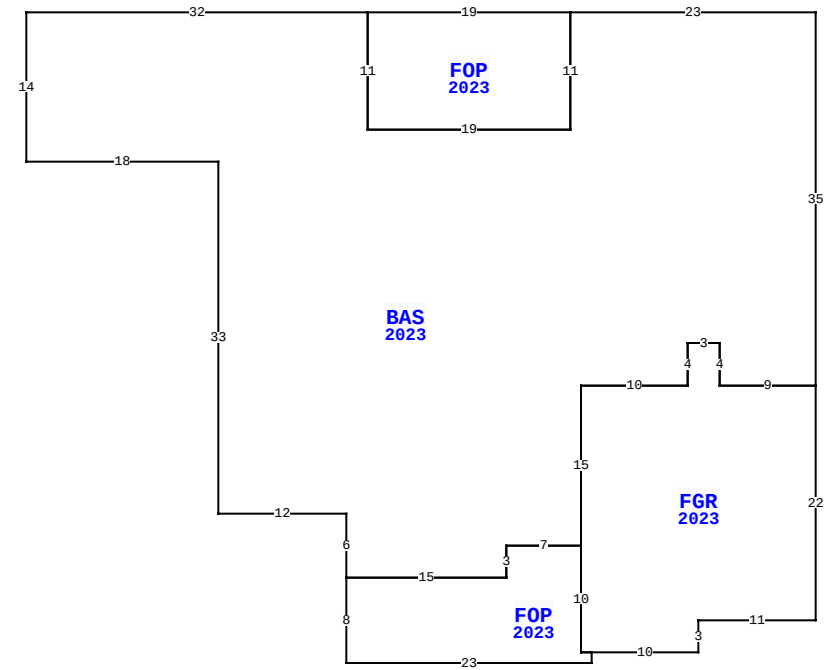
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	426,098
FGR	529	55	291	49,400
FOP	198	30	59	10,016
FOP	209	30	63	10,695
TOTALS	3,446		2,923	496,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,923	113.1760	169.76	496,208	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2510 HX Base Yr 2023



749 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		496,208
TOTAL MARKET OB/XF VALUE		105,039
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		746,247
SOH/AGL Deduction		109,927
ASSESSED VALUE		636,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		586,320
TOTAL JUST VALUE		746,247
NCON VALUE		10,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		712,881

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 &

BUILDING NOTES

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	0855	CONC PAVER	1	100	0	0	961.00	SF	10.00	10.00	100	2023	2022		100	9,610	
2	0861	POOL GUNIT	1	100	35	14	490.00	SF	85.00	85.00	100	2023	2022		98	40,817	
3	0855	CONC PAVER	1	100	0	0	1,226.00	SF	10.00	10.00	100	2023	2022		100	12,260	
4	0911	SCRN RM A	1	100	68	26	1,768.00	SF	17.50	17.50	100	2023	2022		97	30,012	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		97	1,940	
6	0504	FP-ELECTRI	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
7	0462	ST/AL FNC	1	100	150	5	750.00	SF	10.00	10.00	100	2024	2023		100	7,500	
8	0463	FENCE GATE	1	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 105,039

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 04/18/2023 BY TW Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/06/2024 BY SYS