LOT 12
AMELIA BLUFF OR 2364/1680

SALVADORI ALBERT CHRISTOPHER
760 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1190-0012-0000

BUILDING CHARACTERISTICS

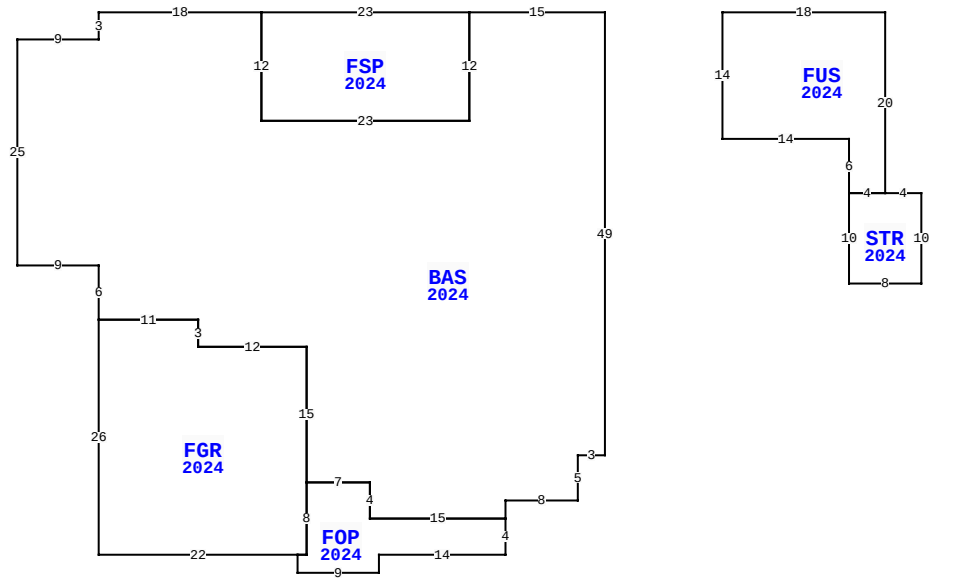
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,550	100	2,550	384,974
FGR	562	55	309	46,650
FOP	134	30	40	6,039
FSP	276	40	110	16,607
FUS	276	100	276	41,668
STR	80	10	8	1,208
TOTALS	3,878		3,293	497,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,293	100.6480	150.97	497,144	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2826 HX Base Yr 2024



760 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		497,144
TOTAL MARKET OB/XF VALUE		13,280
TOTAL LAND VALUE - MARKET		159,500
TOTAL MARKET VALUE		669,924
SOH/AGL Deduction		41,428
ASSESSED VALUE		628,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		578,496
TOTAL JUST VALUE		669,924
NCON VALUE		510,424
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1821			05/18/2023
20211821	3771T	452,000	02/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/1816	2/01/2022	WD	Q	V	01	200,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: SALVADORI ALBERT CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,12] E9 N3 E18 S12 E23 N12 E15 S49 W3 S5 W8 S2 W15 N4 W7 N15 W12 N3 W11 N6 W9 N25 $
FGR=[YR=2024;ORIG=19,43] E11 S3 E12 S15 S8 W1 W22 N26 $
FSP=[YR=2024;ORIG=37,21] E23 N12 W23 S12 $
FOP=[YR=2024;ORIG=42,61] E7 S4 E15 S4 W14 S2 W9 N2 E1 N8 $
FUS=[YR=2024;ORIG=88,9] E18 S20 W4 N6 W14 N14 $
STR=[YR=2024;ORIG=102,29] E4 E4 S10 W8 N10 $
.

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	0	100	0	0	828.00	SF	10.00	10.00	100	2024	2023		100	8,280	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 13,280

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	1.10	145,000.00	159,500.00	159,500							

REVIEW DATE 12/20/2023 BY NW Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 08/06/2024 BY SYS