LOT 6
IN OR 1687/1268
SEA ISLAND PLANTATION PB5/275

LUKEFAHR STEPHEN & JERIE
1015 MAGNOLIA WOODS CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

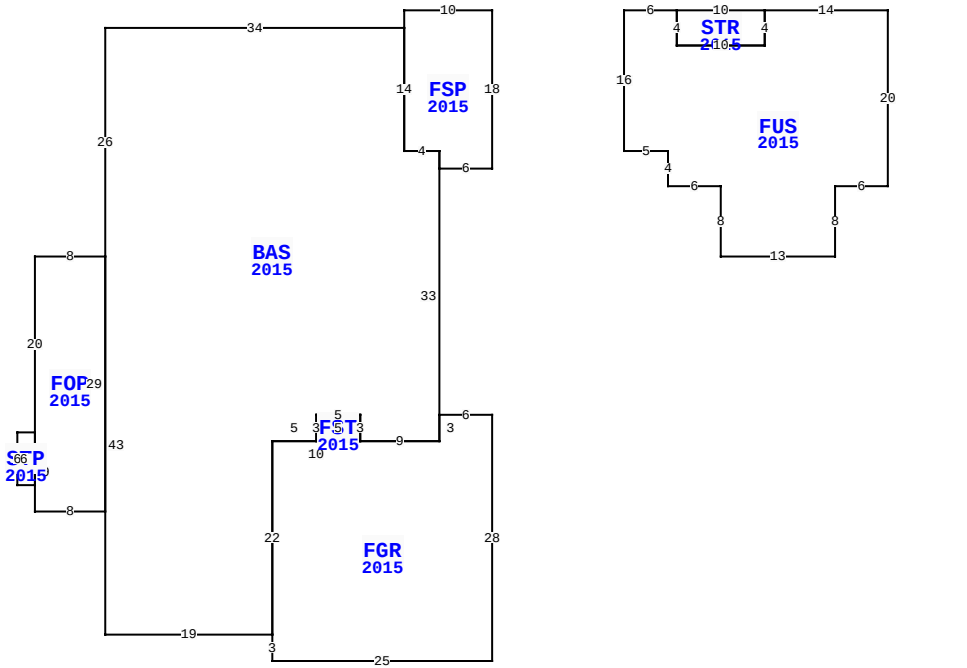
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2,133	384,313
FGR	643	55	354	63,782
FOP	232	30	70	12,613
FSP	172	40	69	12,432
FST	15	55	8	1,442
FUS	644	100	644	116,033
STP	12	10	1	180
STR	40	10	4	721
TOTALS	3,891		3,283	591,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,283	124.4760	186.71	612,969	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2016 Heated Area: 2777 HX Base Yr 2016



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

1015 MAGNOLIA WOODS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		591,515
TOTAL MARKET OB/XF VALUE		41,550
TOTAL LAND VALUE - MARKET		247,500
TOTAL MARKET VALUE		880,565
SOH/AGL Deduction		339,347
ASSESSED VALUE		541,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		491,218
TOTAL JUST VALUE		880,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152354	SWIM POOL	36,920	10/09/2015
20142412	CO ISSUED	0	05/07/2015
20142412	NEW CONSTR	310,583	11/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1687/1268	7/01/2010	WD	Q	V	02	200,000
GRANTOR: LUPFER GREG E & SINGE						
GRANTEE: LUKEFAHR STEPHEN &						
1226/1236	4/29/2004	WD	U	I	07	100
GRANTOR: WALDRIP TIM & LESIA F						
GRANTEE: LUPFER GREG E & SIN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W10 S2 BAS=[YR=2015] W34 S26 FOP=[YR=2015] W8 S20 STP=[YR=2015] W2 S6 E2 N6$ S9 E8 N29$ S43 E19 FGR=[YR=2015] S3 E25 N28 W6 S3 W9 FST=[YR=2015] N3 W5 S3 E5$ W10 S22$ N22 E5 N3 E5 S3 E9 N33 W4 N14$ S14 E4 S2 E6 N18$ PTR= E15 FUS=[YR=2015] E6 STR=[YR=2015] E10 S4 W10 N4$ S4 E10 N4 E14 S20 W6 S8 W13 N8 W6 N4 W5 N16$ W15$.

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	760.00	SF	7.00	7.00	100	2015	2015	3	95	5,054	
2	0855	CONC PAVER	0	100	0	0	102.00	SF	7.00	7.00	100	2015	2015	3	95	678	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	7.00	7.00	100	2015	2015	3	95	1,197	
4	0855	CONC PAVER	0	100	0	0	774.00	SF	10.00	10.00	100	2016	2016	3	96	7,430	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2015	2015	3	95	99	
6	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2015	2015	3	95	198	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
8	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2016	2016	3	81	19,829	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	74	1,480	
10	0462	ST/AL FNC	0	100	0	0	450.00	SF	10.00	10.00	100	2016	2016	3	81	3,645	

LAND DESCRIPTION

TOTAL OB/XF 41,550

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	247,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 08/06/2024 BY SYS