

LOT 8
IN OR 1799/1877
SEA ISLAND PLANTATION PB 5/275

HEWETT DAVE & GLENDA
2811 MAGNOLIA WOODS CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,276	100	2,276	362,367
FGR	453	55	249	39,644
FOP	25	30	8	1,274
FOP	198	30	59	9,393
TOTALS	2,952		2,592	412,678

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	916.00	SF	10.88
4	0910	SCRN RM L	0	100	0	0	818.00	SF	15.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
6	0855	CONC PAVER	0	100	0	0	1,092.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	358.00	SF	10.00
8	0855	CONC PAVER	0	100	0	0	182.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,592	122.9184	184.38	477,913	1990	1995	0	0	0	13.65	86.35	
1 SFR CUST - 100% - 2013													
Heated Area: 2276													
HX Base Yr 2013													
2811 MAGNOLIA WOODS CT, FERNANDINA BEACH													
BLD DATE: 08/01/2023 MLU													

TOTAL OB/XF													
39,613													

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39,613													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		412,678	
TOTAL MARKET OB/XF VALUE		39,613	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		677,291	
SOH/AGL Deduction		307,331	
ASSESSED VALUE		369,960	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		319,960	
TOTAL JUST VALUE		677,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		660,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131078	REPDWAY	0	05/14/2013
20091278	REMODEL	6,000	09/21/2009
20091257	H/AC	2,000	09/18/2009
20091235	REPAIR/RRF	9,250	09/15/2009
20091190	REPAIR/RRF	21,500	09/03/2009
20090498	REPAIR/RRF	11,710	04/23/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1799/1877	6/22/2012	WD	Q	I	02
GRANTOR: HEADLE MARY C					
GRANTEE: HEWETT DAVE & GLEND					
1100/0001	12/11/2002	WD	Q	I	
GRANTOR: FOSTER JOHN T JR & NA					
GRANTEE: HEADLE HERBERT W &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W19 S8 FOP=[YR=1993] W22 S9 E22 N9 \$ S9 W22 N9 W2 L2 U2 W8 D2 L2 W3 S46 E3 R2 D2 E8 U2 R2 E2 S4 E15 FOP=[YR=1993] E8 N4 FGR=[YR=1993] E18 N27 W7 S5 W12 S22 E1\$ W1 S1 W7 S3\$ N3 E7 N23 E12 N5 E7 N27 \$.					