



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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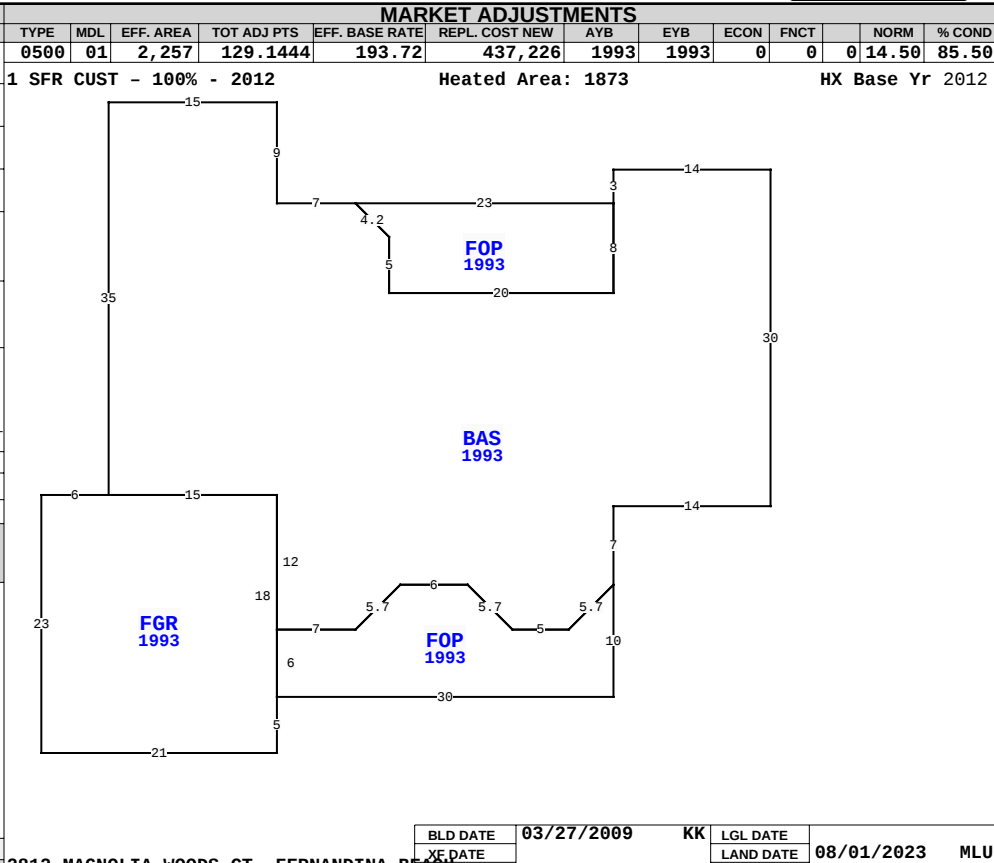
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	310,226
FGR	483	55	266	44,058
FOP	165	30	50	8,282
FOP	228	30	68	11,263

TOTALS	2,749		2,257	373,828
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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	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50
3	1242	WD DECK A	0	100	0	0	36.00	SF	10.00
4	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20
5	1242	WD DECK A	0	100	0	0	270.00	SF	10.00
6	0910	SCRN RM L	0	100	18	8	144.00	SF	15.00

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		R-1	0.00	0.00	1.00



2812 MAGNOLIA WOODS CT, FERNANDINA BEACH										AG DATE	
TIME DATE											
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590		
99.00	SF	6.50	6.50	100	1993	1993	3	66	425		
36.00	SF	10.00	10.00	100	2010	2010	3	45	162		
778.00	SF	5.20	5.20	100	2013	2013	3	94	3,803		
270.00	SF	10.00	10.00	100	2013	2013	3	60	1,620		
144.00	SF	15.00	15.00	100	2010	2010	3	45	972		

TOTAL OB/XF										9,572		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE									
373,828									
TOTAL MARKET OB/XF VALUE									
9,572									
TOTAL LAND VALUE - MARKET									
225,000									
TOTAL MARKET VALUE									
608,400									
SOH/AGL Deduction									
285,660									
ASSESSED VALUE									
322,740									
TOTAL EXEMPTION VALUE									
HX HB WX									
55,000									
BASE TAXABLE VALUE									
267,740									
TOTAL JUST VALUE									
608,400									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
592,162									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131416	DRIVEWAY	0	06/20/2013
20120671	H/AC	4,000	04/18/2012
20090199	LP GAS TANK	0	02/13/2009
2002356	REPAIR/RRF	1,000	03/06/2000
7599	NEW CONSTR	85,715	03/25/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2724/1751	7/10/2024	WD	Q	I	01	887,000	
GRANTOR:BRANSCOME ANNE J							
GRANTEE:ALLIANCE WADE LIVIN							
1392/1939	3/02/2006	WD	Q	I		420,000	
GRANTOR:COKER BETTY LOU							
GRANTEE:BRANSCOME G CURTIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 S3 FOP=[YR=1993] W23 D3 R3 S5 E20 N8\$ S8 W20 N5 U3 L3 W7 N9 W15 S35 FGR=[YR=1993] W6 S23 E21 N5 FOP=[YR=1993] E30 N10 D4 L4 W5 U4 L4 W6 D4 L4 W7 S6\$ N18 W15\$ E15 S12 E7 U4 R4 E6 R4 D4 E5 U4 R4 N7 E14 N30\$.									