



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	23	REINF CONC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

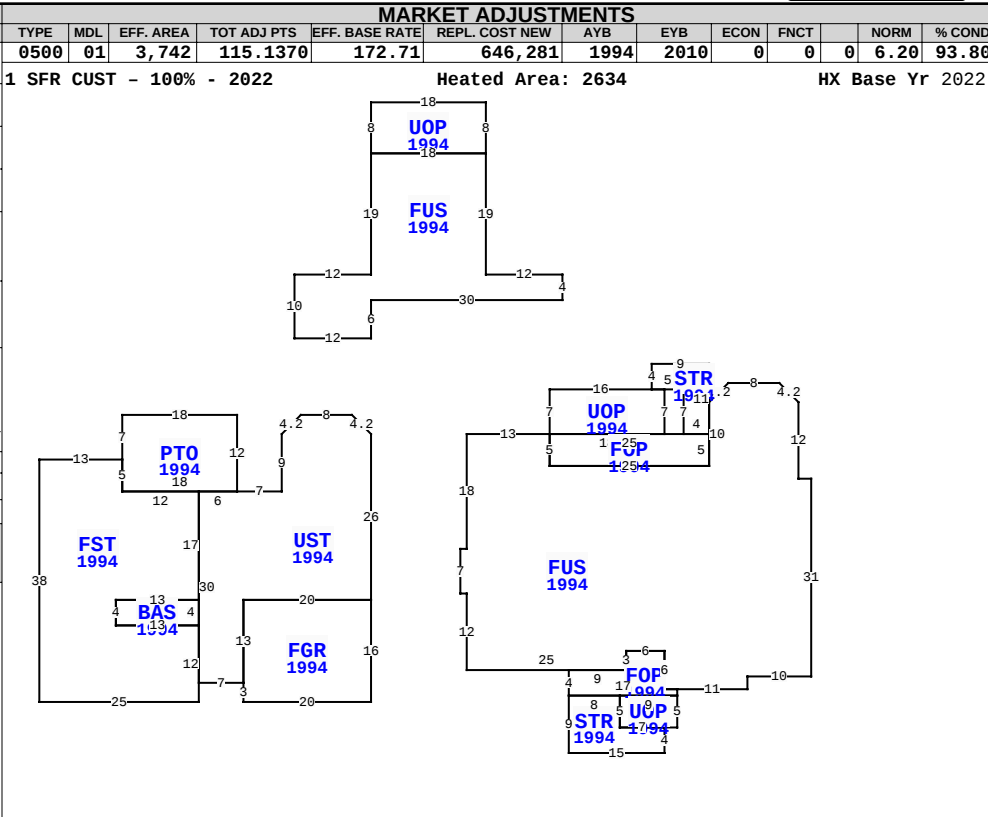
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	52	100	52	8,424
FGR	320	55	176	28,512
FOP	80	30	24	3,888
FOP	125	30	38	6,156
FST	838	55	461	74,683
FUS	582	100	582	94,285
FUS	2,000	100	2,000	324,004
PTO	216	5	11	1,782
STR	64	10	6	972
STR	100	10	10	1,620
TOTALS	5,401		3,742	606,212

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,340.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	0	0	244.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	734.00	SF	7.25

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



** This building has 14 Sub-Areas

1020 MAGNOLIA WOODS CT, FERNANDINA BEACH

BLD DATE	03/20/2014	KK	LGL DATE	
XF DATE			LAND DATE	08/01/2023
INC DATE			AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1994	1994	3	68	5,923	
100	1994	1994	3	76	5,320	
100	2007	2007	3	48	9,955	
100	2007	2007	3	88	4,683	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	606,212		
TOTAL MARKET OB/XF VALUE	25,881		
TOTAL LAND VALUE - MARKET	281,250		
TOTAL MARKET VALUE	913,343		
SOH/AGL Deduction	140,552		
ASSESSED VALUE	772,791		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	722,791		
TOTAL JUST VALUE	913,343		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	887,213		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120526	OTHER	2,200	03/28/2012
20091061	H/AC	3,200	08/13/2009
20071459	ELEC OTHER	600	08/07/2007
20071338	SWIM POOL	36,000	07/18/2007
8047	NEW CONSTR	173,000	12/20/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2496/0222	8/20/2021	QC U	I	11	
GRANTOR: RUCKER CLAUDE L III &					
GRANTEE: RUCKER FAMILY JOINT					
2349/1350	3/23/2020	WD Q	I	01	783,900
GRANTOR: ROBERTSON THOMAS J &					
GRANTEE: RUCKER JEANNE LAWRE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1994] L3 U3 W8 D3 L3 S9 W7 PTO=[YR=1994] N12 W18 S7 FST=[YR=1994] W13 S38 E25 N12 BAS=[YR=1994] N4 W13 S4 E13 \$ W13 N4 E13 N17 W12 N5 \$ S5 E18 \$ W6 S30 E7 FGR=[YR=1994] S3 E20 N16 W20 S13 \$ N13 E20 N26 \$ PTR= E15 FUS=[YR=1994] E13 UOP=[YR=1994] N7 E16 STR=[YR=1994] N4 E9 S11 W4 N7 W5 \$ E2 S7 W18 \$ FOP=[YR=1994] E25 S5 W25 N5 \$ S5 E25 N10 R3 U3 E8 D3 R3 S12 E2 S31 W10 S2 W11 FOP=[YR=1994] W2 N6 W6 S3 W9 S4 STR=[YR=1994] S9 E15 N4 UOP=[YR=1994] E2 N5 W9 S5 E7 \$ W7 N5 W8 \$ E17 N1 \$ W2 N6 W6 S3 W25 N12 W1 N7 E1 N18 \$ W15 \$ PTR= N15 FUS=[YR=1994] N6 E30 N4 W12 N19 UOP=[YR=1994] N8 W18 S8 E18 \$ W18 S19 W12 S10 E12 \$ S15 \$.									