



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	86,262
BAS	136	100	136	11,923
UCP	440	20	88	7,715
UST	64	45	29	2,542
TOTALS	1,624		1,237	108,441

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	3	20	60.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	5	5	25.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	125.00	200.00	125.00	FF	
2	000100	C	SFR	100	0007	RM	100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,237	116.0700	110.27	136,404	1956	1970	0	0	20.50	79.50
1 SINGLE FAM - 100% - 0 Heated Area: 1120 HX Base Yr											
360 MAGNOLIA ST, FERNANDINA BEACH											
BLD DATE: 03/18/2024 MLU											

TOTAL OB/XF											
153											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		108,441	
TOTAL MARKET OB/XF VALUE		153	
TOTAL LAND VALUE - MARKET		151,500	
TOTAL MARKET VALUE		260,094	
SOH/AGL Deduction		199,013	
ASSESSED VALUE		61,081	
TOTAL EXEMPTION VALUE		36,081	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		260,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5676	CHNGE SRVC	250	01/27/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2679/620	11/07/2023	LE	U	I	11
GRANTOR: FRENCH SUSAN N					
GRANTEE: FRENCH KIMBERLY S					
0169/0044	1/01/1974	MS	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 BAS=[YR=1994] W8 S17 E8 N17\$ S17 W8 S23 E8 UCP=[YR=1993] S22 E20 N22 UST=[YR=1993] E8 N8 W8 S8\$ W20\$ E20 N40\$.											