

BLOCK 1 LOT 3
IN OR 1484/1115
SHEFFIELD SUB PB 2/43

KILLEN K ALAN
PO BOX 1509
FERNANDINA BEACH, FL 32035-1509

2025

00-00-30-0620-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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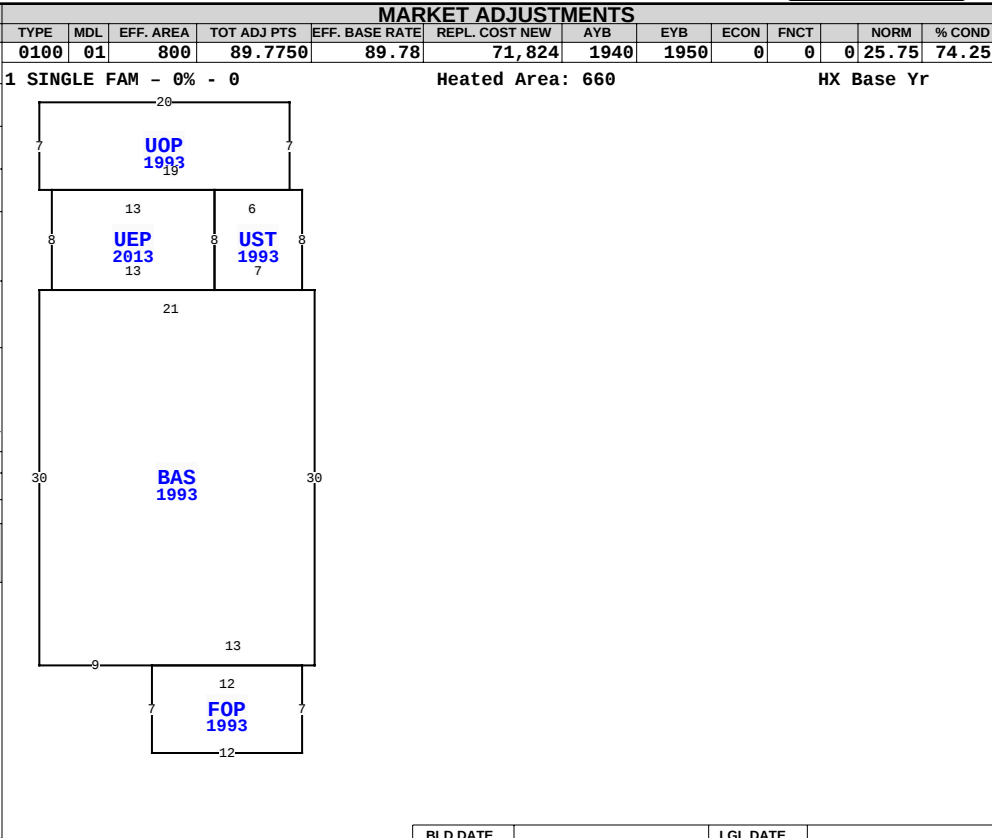
NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1993	660	43,997
FOP	84	30	1993	25	1,667
UEP	104	60	2013	62	4,133
UOP	140	20	1993	28	1,867
UST	56	45	1993	25	1,667
TOTALS	1,044			800	53,329

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0940	SHEDS/PORT	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES



789 MAGNOLIA LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	1,152
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		RSF-2	90.00	134.00	90.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	162,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				53,329	
TOTAL MARKET OB/XF VALUE				1,152	
TOTAL LAND VALUE - MARKET				162,000	
TOTAL MARKET VALUE				216,481	
SOH/AGL Deduction				69,819	
ASSESSED VALUE				146,662	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				146,662	
TOTAL JUST VALUE				216,481	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				195,985	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5703	CHNGE SRVC	0	02/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1115	3/12/2007	CT	U	I	14	70,000
GRANTOR: CLERK OF COURT						
GRANTEE: KILLEN K ALAN						
0395/0345	8/01/1983	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W1 UST=[YR=1993] N8W1 UOP=[YR=1993] N7 W20 S7 E1 UEP=[YR=2013] S8 E13 N8 W13\$ E19\$ W6 S8 E7\$ W21 S30 E9 FOP=[YR=1993] S7 E12 N7 W12\$ E13 N30\$.																