BLOCK 1 LOT 5
IN OR 2163/1063
SHEFFIELD SUB PB 2/43

ROWLAND DUANE D & MARGARET A
4705 EXETER LANE
JACKSONVILLE, FL 32210

2025

00-00-30-0620-0001-0052

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

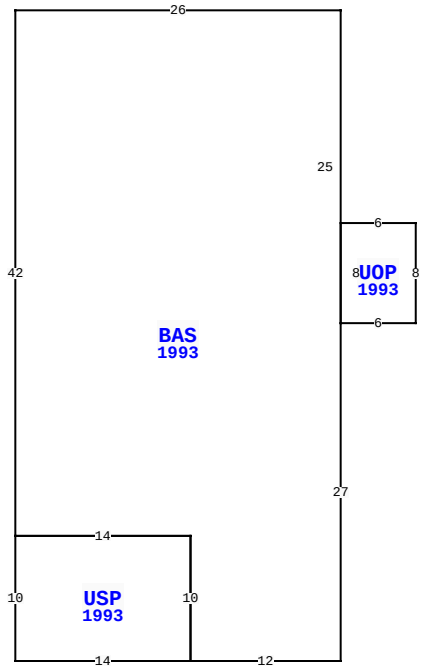
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,212	100	1993	1,212	50,292
UOP	48	20	1993	10	415
USP	140	30	1993	42	1,743
TOTALS	1,400			1,264	52,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	82.9920	82.99	104,899	1937	1950	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1212 HX Base Yr



753 MAGNOLIA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	52,450
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	216,480
SOH/AGL Deduction	72,389
ASSESSED VALUE	144,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,091
TOTAL JUST VALUE	216,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2163/1063	12/07/2017	WD	Q	I	01	75,000
GRANTOR: PITTS RENEE R						
GRANTEE: ROWLAND DUANE D & M						
0611/0879	11/06/1990	WD	Q	I	06	100
GRANTOR: ROWLAND BERTHA MARIE						
GRANTEE: ROWALND RENEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S42 USP=[YR=1993] S10 E14 N10 W14 $ E14 S10 E12 N27 UOP=[YR=1993] E6 N8 W6 S8 $ N25 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-2	50.00	134.00	50.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	90,000							
2	000100	C	RES	0		RSF-2	40.00	134.00	40.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	72,000							

REVIEW DATE 01/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 07/30/2025 BY SYS