

BLOCK 1 LOTS 6 7 (EX S-1)
IN OR 2211/354
(EX R/W IN OR 137 PG 576)

ROWLAND DUANE D/ROWLAND MARGARET A
745 MAGNOLIA LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0620-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
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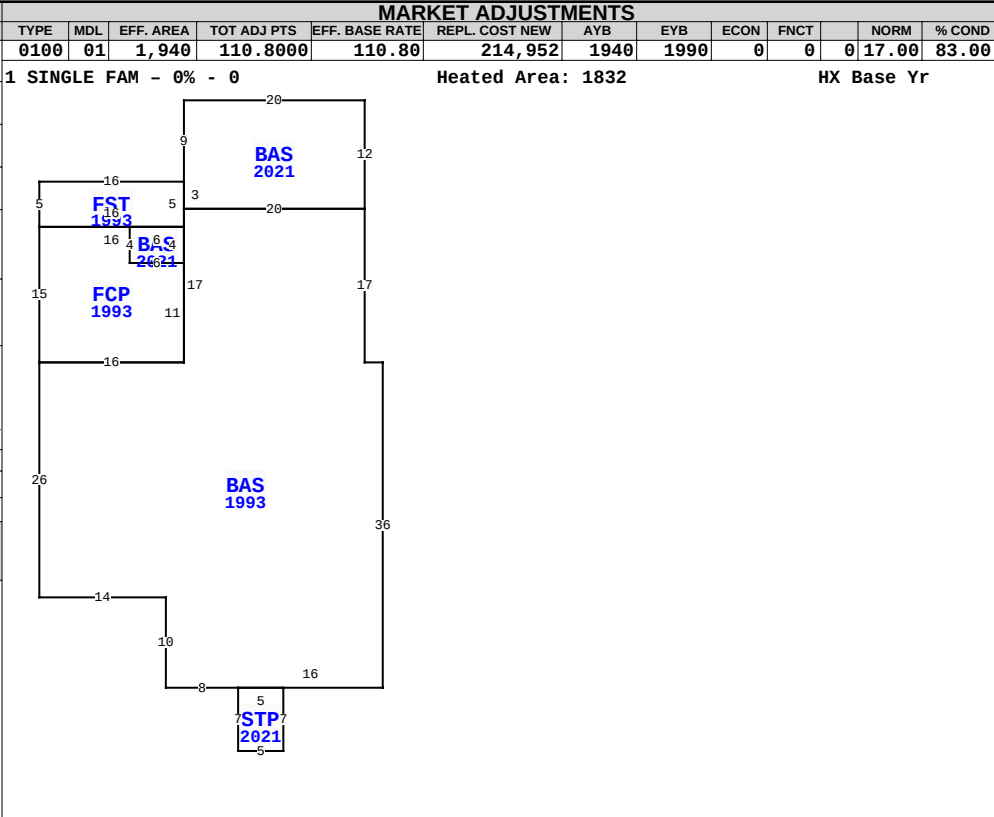
NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	144,199
BAS	24	100	2021	24	2,207
BAS	240	100	2021	240	22,071
FCP	240	25	1993	60	5,518
FST	80	55	1993	44	4,046
STP	35	10	2021	4	368

TOTALS	2,187			1,940	178,410
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,158.00	SF	4.00
2	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50
3	0810	CONCRETE A	0	0	12	14	168.00	SF	6.50
4	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	75.00	130.00	75.00



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

L N	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	0812	CONCRETE C	0	0	0	0	1,158.00	SF	4.00	4.00	100	2021	2021	3	99	4,586	
2	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1982	1982	3	35	91	
3	0810	CONCRETE A	0	0	12	14	168.00	SF	6.50	6.50	100	2021	2021	3	99	1,081	
4	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50	6.50	100	2021	2021	3	99	1,107	

TOTAL OB/XF															6,865		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
RSF-2	75.00	130.00	75.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	135,000.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										178,410	
TOTAL MARKET OB/XF VALUE										6,865	
TOTAL LAND VALUE - MARKET										135,000	
TOTAL MARKET VALUE										320,275	
SOH/AGL Deduction										89,164	
ASSESSED VALUE										231,111	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										231,111	
TOTAL JUST VALUE										320,275	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										297,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003817	ADDITION	98,000	06/01/2020
BP3742	N/A	850	04/22/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2211/0354	7/16/2018	WD	U	I	30	119,000	
GRANTOR: RHATIGAN ELAINE & RAY							
GRANTEE: ROWLAND DUANE D & M							
2197/1638	5/15/2018	FJ	U	I	11	0	
GRANTOR: ROWLAND BARRY EDWIN E							
GRANTEE: WILLIAMSON JANICE B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W20 S9 FST=[YR=1993] W16 S5 FCP=[YR=1993] S15									
BAS=[YR=1993] S26 E14S10 E8 STP=[YR=2021] S7 E5 N7 W5\$ E16									
N36 W2 N17 W20 S17 W16\$ E16 N11BAS=[YR=2021] W6 N4 E6 S4\$									
N4W16\$ E16 N5\$S3 E20 N12\$.									