BLOCK 2 LOTS 13 14 & 15
EX RW IN OR 121/307
SHEFFIELD SUB PB 2/43

720 MAGNOLIA LLC/
720 MAGNOLIA LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0620-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

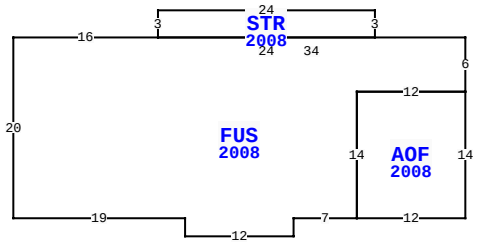
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	05	Quality Level 05
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

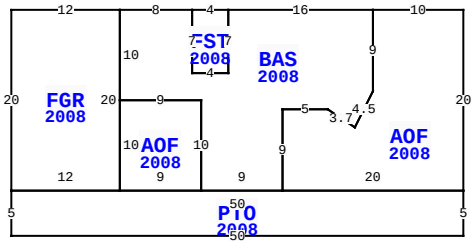
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	90	100	2008	90	16,610
AOF	168	100	2008	168	31,005
AOF	287	100	2008	287	52,967
BAS	355	100	2008	355	65,518
FGR	240	60	2008	144	26,576
FST	28	50	2008	14	2,584
FUS	856	100	2008	856	157,980
PTO	250	5	2008	12	2,214
STR	72	10	2008	7	1,292
TOTALS	2,346			1,933	356,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,933	138.2724	194.27	375,524	2008	2015	0	0	0	5.00	95.00

1 OFFICE – 0% - 2024 Heated Area: 1756 HX Base Yr





720 MAGNOLIA LN, FERNANDINA BEACH

BLD DATE	11/14/2018	KK	LGL DATE		
XF DATE	11/14/2018	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	356,748
TOTAL MARKET OB/XF VALUE	25,662
TOTAL LAND VALUE - MARKET	361,564
TOTAL MARKET VALUE	743,974
SOH/AGL Deduction	0
ASSESSED VALUE	743,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	743,974
TOTAL JUST VALUE	743,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11346	REPAIR/RRF	12,780	06/01/2008
E20689	ELEC OTHER	2,000	04/01/2008
M13721	MECH OTHER	0	04/01/2008
C21073	CO ISSUED	0	02/01/2008
B21073	NEW CONSTR	200,000	02/01/2008
E0210295	CHNGE SRVC	600	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1237	2/03/2023	WD	Q	I	01	872,700
GRANTOR: 720 OLD AMELIA LLC						
GRANTEE: 720 MAGNOLIA LLC						
1827/0650	11/29/2012	WD	U	I	11	100
GRANTOR: LOPIANO MICHAEL R JR						
GRANTEE: 720 OLD AMELIA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2008] W10 BAS=[YR=2008] W16 FST=[YR=2008] W4 S7 E4 N7$ S7 W4 N7 W8 FGR=[YR=2008] W12 S20 PTO=[YR=2008] S5 E50 N5 W50$ E12 AOF=[YR=2008] E9 N10 W9 S10$ N20$ S10 E9 S10 E9 N9 E5 R3 D2 R2 U4 N9$ S9 D4 L2 U2 L3 W5 S9 E20 N20$ PTR=N15 FUS=[YR=2008] N20 E16 STR=[YR=2008] N3 E24 S3 W24$ E34 S6 AOF=[YR=2008] S14 W12 N14 E12$ W12 S14 W7 S2 W12 N2 W19$ S15$.

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	0803	ASPHALT C	0	0	0	0	15,083.00	SF	2.00	2.00	100	2008	2008	3	60	18,100	
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	48	2,400	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
4	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2008	2008	3	91	23	
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2008	2008	3	72	2,239	
6	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2008	2008	3	72	1,080	

LAND DESCRIPTION

TOTAL OB/XF 25,662

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	002700	C	AUTO SALES	0	0004	CG	105.00	200.00	25,826.00	SF		1.00	1.00	1.00	14.00	14.00	361,564							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 361,564 Market: 0 Agricultural: 0 Common: 361,564 PRINTED 07/30/2025 BY SYS