LOT 5
AMELIA BLUFF OR 2364/1680

BELLE JOSEPH M & ELIZABETH
729 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0005-0000

BUILDING CHARACTERISTICS

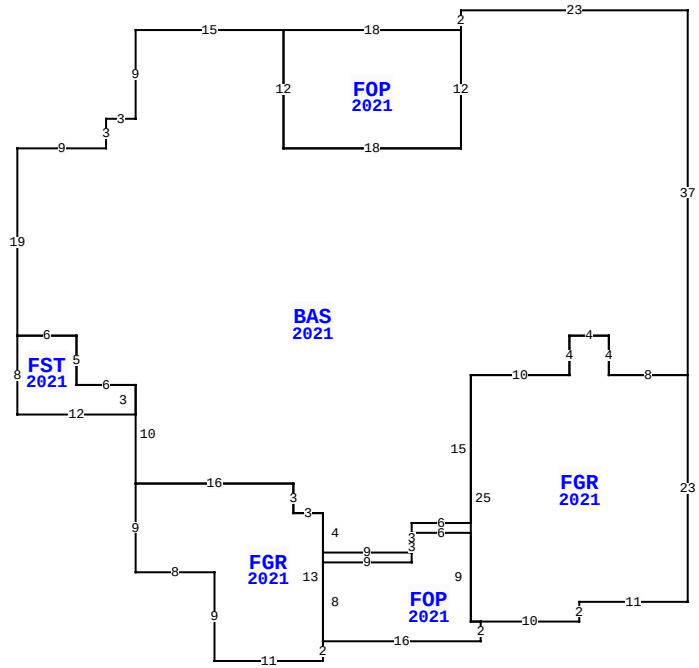
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1054.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,511	100	2021	2,511	687,587
FGR	261	55	2021	144	39,432
FGR	544	55	2021	299	81,875
FOP	140	30	2021	42	11,501
FOP	216	30	2021	65	17,799
FST	66	55	2021	36	9,858
TOTALS	3,738			3,097	848,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,097	175.9500	278.00	860,966	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2511 HX Base Yr 2022



729 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		848,052
TOTAL MARKET OB/XF VALUE		116,191
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,109,243
SOH/AGL Deduction		507,743
ASSESSED VALUE		601,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		550,778
TOTAL JUST VALUE		1,109,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2022-2	pool enclosure		07/20/2023
20200476	CO ISSUED	0	11/23/2021
20200476	NEW CONSTR	0	01/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0100	12/28/2020	SW	Q	V	01	135,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: BELLE JOSEPH M & EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 S2 FOP=[YR=2021] W18 S12 E18 N12 $ S12 W18 N12 W15 S9 W3 S3 W9 S19 FST=[YR=2021] S8 E12 N3 W6 N5 W6 $ E6 S5 E6 S10 FGR=[YR=2021] S9 E8 S9 E11 N2 FOP=[YR=2021] E16 N2 FGR=[YR=2021] E10 N2 E11 N23 W8 N4 W4 S4 W10 S25 E1 $W1 N9 W6 S3 W9S8 $ N13W3 N3 W16$ E16 S3 E3 S4 E9 N3 E6 N15 E10 N4 E4 S4 E8 N37 $.

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	0855	CONC PAVER	0	100	0	0	1,106.00	SF	10.00	10.00	100	2021	2021	3	99	10,949	
2	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100	2021	2021	3	93	39,446	
3	0910	SCRN RM L	0	100	0	0	2,231.00	SF	15.00	15.00	100	2021	2021	3	90	30,119	
4	0857	SANDSTONE/	0	100	0	0	1,732.00	SF	16.00	16.00	100	2021	2021	3	100	27,712	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	90	4,500	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 116,191

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 11/16/2021 BY RK Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS