LOT 6
AMELIA BLUFF OR 2364/1680

BERNHARD FRANZISKA & THEODORE
733 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

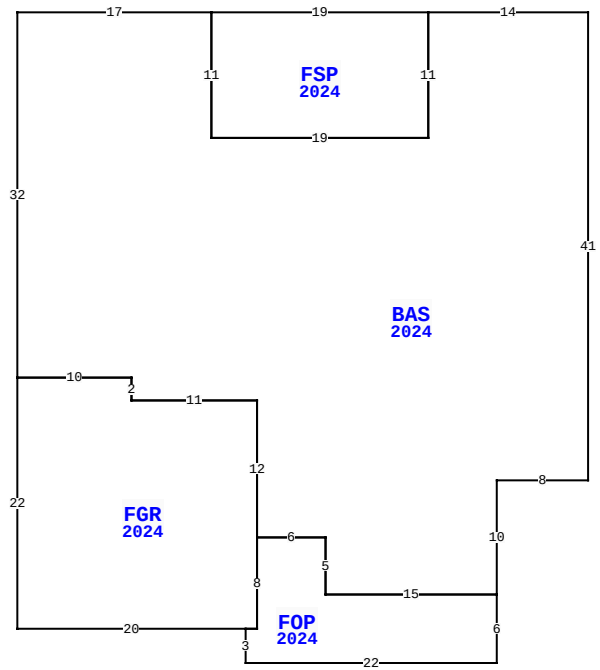
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,854	100	2024	1,854	543,667
FGR	440	55	2024	242	70,964
FOP	159	30	2024	48	14,076
FSP	209	40	2024	84	24,632
TOTALS	2,662			2,228	653,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,228	185.5924	293.24	653,339	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1854 HX Base Yr 2024



733 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		653,339
TOTAL MARKET OB/XF VALUE		40,410
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		838,749
SOH/AGL Deduction		273,433
ASSESSED VALUE		565,316
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		514,594
TOTAL JUST VALUE		838,749
NCON VALUE		31,320
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0224	SCRN RM	5,040	04/30/2024
2024-0161	10X20 POOL	88,500	04/08/2024
	CO		10/02/2023
20222192	2648T 1843H	317,760	08/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0620	7/29/2022	WD	Q	V	01	167,500

GRANTOR: AMELIA BLUFF LLC
GRANTEE: BERNHARD FRANZISKA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E17 S11 E19 N11 E14 S41 W8 S10 W15 N5 W6 N12 W11 N2 W10 N32 $
FGR=[YR=2024;ORIG=10,42] E10 S2 E11 S12 S8 W1 W20 N22 $
FOP=[YR=2024;ORIG=30,64] E1 N8 E6 S5 E15 S6 W22 N3 $
FSP=[YR=2024;ORIG=27,21] E19 N11 W19 S11 $
.

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	909.00	SF	10.00	10.00	100	2024	2023		100	9,090	
2	0912	SCRN RM G	0	100	0	0	544.00	SF	20.00	20.00	100	2025	2024		100	10,880	
3	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2025	2024		100	17,000	
4	0855	CONC PAVER	0	100	0	0	344.00	SF	10.00	10.00	100	2025	2024		100	3,440	

LAND DESCRIPTION

TOTAL OB/XF 40,410

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 08/14/2024 BY NW Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS