LOT 9
AMELIA BLUFF OR 2364/1680

MURRY DAVID & KAREN
745 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0009-0000

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

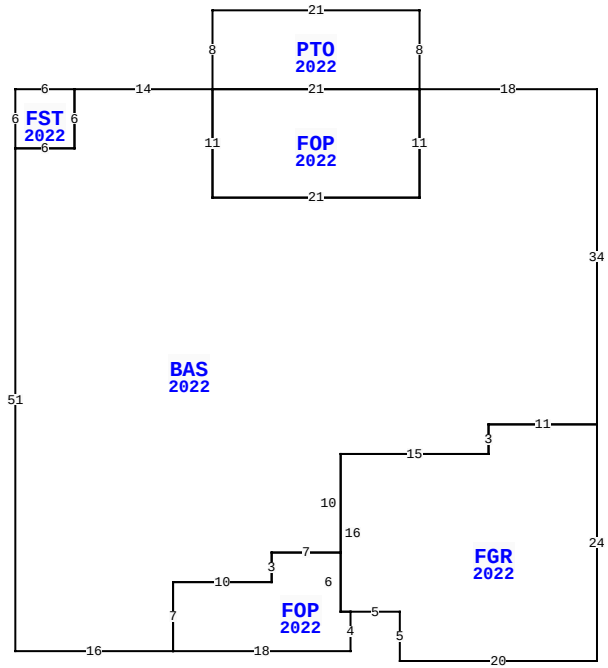
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1054.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100	2022	2,403	711,486
FGR	549	55	2022	302	89,417
FOP	144	30	2022	43	12,732
FOP	231	30	2022	69	20,429
FST	36	55	2022	20	5,921
PTO	168	5	2022	8	2,369
TOTALS	3,531			2,845	842,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,845	188.3328	297.57	846,587	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2403 HX Base Yr 2023



745 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		842,354
TOTAL MARKET OB/XF VALUE		10,514
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		997,868
SOH/AGL Deduction		632,309
ASSESSED VALUE		365,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,837
TOTAL JUST VALUE		997,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211095	NEW CONSTR	0	02/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0893	4/20/2021	SW	Q	V	01	155,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: MURRY DAVID & KAREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 PTO=[YR=2022] N8 W21 S8 FOP=[YR=2022] S11 E21 N11 W21$ E21$ S11 W21 N11 W14 FST=[YR=2022] W6 S6 E6 N6$ S6 W6 S51 E16 FOP=[YR=2022] E18 N4 FGR=[YR=2022] E5 S5 E20 N24 W11 S3 W15 S16 E1$ W1 N6 W7 S3 W10 S7$ N7 E10 N3 E7 N10 E15 N3 E11 N34$.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	862.00	SF	10.00	10.00	100	2022	2022	3	99	8,534	

LAND DESCRIPTION

TOTAL OB/XF 10,514

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS