

HOUCHENS JAMES F & CARLA J
749 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

00-00-31-1190-0010-0000

Building Characteristics

Element	CD	Construction			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
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	2,510	100	2023	2,510	759,200
FGR	529	55	2023	291	88,019
FOP	198	30	2023	59	17,845
FOP	209	30	2023	63	19,055
TOTALS	3,446			2,923	884,120

749 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

BLD DATE

XC DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

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	0855	CONC PAVER	1 100	0	0	961.00	SF	10.00	10.00	100	2023	2022		99	9,514	
2	0861	POOL GUNIT	1 100	35	14	490.00	SF	85.00	85.00	100	2023	2022		95	39,568	
3	0855	CONC PAVER	1 100	0	0	1,226.00	SF	10.00	10.00	100	2023	2022		99	12,137	
4	0911	SCRN RM A	1 100	68	26	1,768.00	SF	17.50	17.50	100	2023	2022		93	28,774	
5	0871	POOL HTR R	1 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		93	1,860	
6	0504	FP-ELECTRI	1 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
7	0462	ST/AL FNC	1 100	150	5	750.00	SF	10.00	10.00	100	2024	2023		98	7,350	
8	0463	FENCE GATE	1 100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

Land Description

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							