LOT 11
AMELIA BLUFF OR 2364/1680

MCDANIEL WILLIAM J & MARY KATHERINE REVOCABLE TRUS
431 2ND AVE NE
CARMEL, IN 46032

2025

00-00-31-1190-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

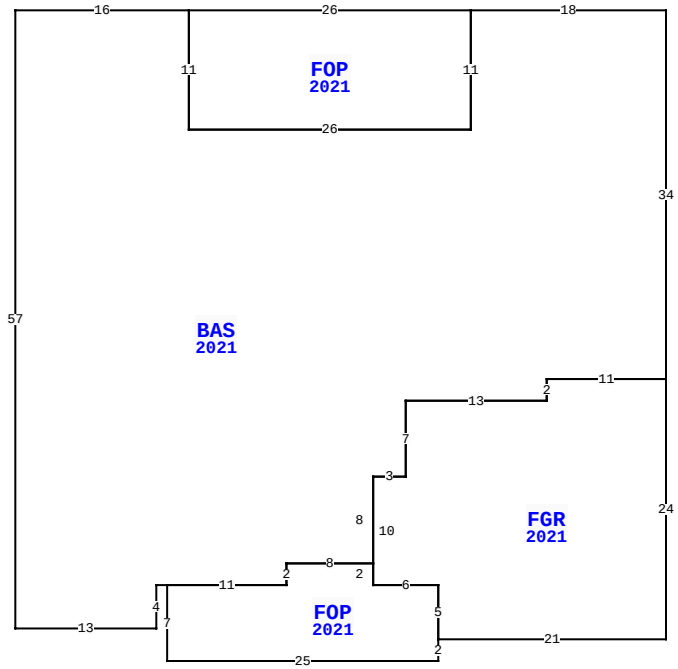
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,470	100	2021	2,470	713,710
FGR	565	55	2021	311	89,864
FOP	191	30	2021	57	16,471
FOP	286	30	2021	86	24,850
TOTALS	3,512			2,924	844,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,924	184.7288	291.87	853,428	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2025 Heated Area: 2470 HX Base Yr



753 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	844,894
TOTAL MARKET OB/XF VALUE	14,039
TOTAL LAND VALUE - MARKET	159,500
TOTAL MARKET VALUE	1,018,433
SOH/AGL Deduction	0
ASSESSED VALUE	1,018,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,018,433
TOTAL JUST VALUE	1,018,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	647,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210962	CO ISSUED	0	01/13/2022
20210962	NEW CONSTR	0	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/1573	1/21/2025	WD	U	I	11	100
GRANTOR: MCDANIEL WILLIAM J &						
GRANTEE: MCDANIEL WILLIAM J						
2716/1513	4/29/2024	WD	Q	I	01	1,250,000
GRANTOR: CAMPBELL CHRISTINE TR						
GRANTEE: MCDANIEL WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FOP=[YR=2021] W26 S11 E26 N11$ S11 W26 N11 W16 S57 E13 N4 E1 FOP=[YR=2021] S7 E25 N2 FGR=[YR=2021] E21 N24 W11 S2 W13 S7 W3 S10 E6 S5$ N5 W6 N2 W8 S2 W11 $ E11 N2 E8 N8 E3 N7 E13 N2 E11 N34$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	704.00	SF	10.00	10.00	100	2021	2021	3	99	6,970	
3	0855	CONC PAVER	0	0	0	0	364.00	SF	10.00	10.00	100	2021	2021	3	99	3,604	

LAND DESCRIPTION

TOTAL OB/XF 14,039

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	145,000.00	159,500.00	159,500							

REVIEW DATE 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 07/30/2025 BY SYS