LOT 13
AMELIA BLUFF OR 2364/1680

WEISS LIVING TRUST/WEISS ERROL S TRUSTEE
756 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

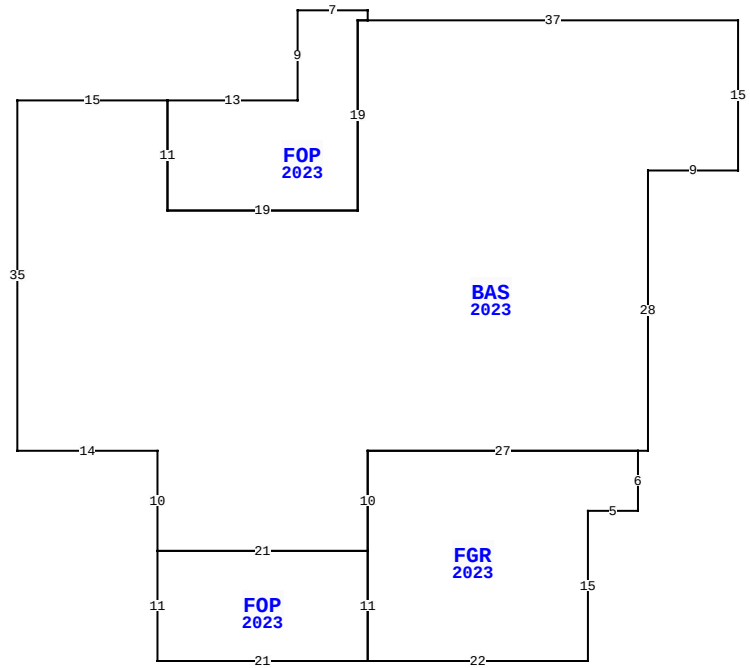
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,573	100	2023	2,573	750,982
FGR	492	55	2023	271	79,097
FOP	231	30	2023	69	20,139
FOP	264	30	2023	79	23,058
TOTALS	3,560			2,992	873,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,992	184.7288	291.87	873,275	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2573 HX Base Yr



756 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	873,275
TOTAL MARKET OB/XF VALUE	73,045
TOTAL LAND VALUE - MARKET	159,500
TOTAL MARKET VALUE	1,105,820
SOH/AGL Deduction	312,026
ASSESSED VALUE	793,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	793,794
TOTAL JUST VALUE	1,105,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	721,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1216			01/11/2023
20222428	XFOB	20,635	11/09/2022
20211382	SWIM POOL	0	09/02/2021
20211216	NEW CONSTR	0	06/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/323	11/01/2024	WD	U	I	11	100
GRANTOR: WEISS ERROL & STACEY						
GRANTEE: WEISS LIVING TRUST						
2460/1692	5/10/2021	SW	U	V	39	20,000
GRANTOR: AMELIA BLUFF LLC						
GRANTEE: WEISS ERROL & STACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W37 W1 S19 W19 N11 W15 S35 E14 S10 E21 N10 E27 E1 N28 E9 N15 $
FOP=[YR=2023;ORIG=62,29] W19 N11 E13 N9 E7 S1 W1 S19 $
FOP=[YR=2023;ORIG=42,63] E21 S11 W21 N11 $
FGR=[YR=2023;ORIG=90,53] W27 S10 S11 E22 N15 E5 N6 $
.

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	0	0	0	985.00	SF	10.00	10.00	100	2024	2023		100	9,850	
2	0861	POOL GUNIT	0	0	0	0	331.00	SF	85.00	85.00	100	2024	2023		98	27,572	
3	0855	CONC PAVER	0	0	0	0	887.00	SF	10.00	10.00	100	2024	2023		100	8,870	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
5	0912	SCRN RM G	0	0	0	0	1,279.00	SF	20.00	20.00	100	2024	2023		97	24,813	

LAND DESCRIPTION

TOTAL OB/XF 73,045

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 12/20/2023 BY NW Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 07/30/2025 BY SYS