LOT 14
AMELIA BLUFF OR 2364/1680

STROBEL DEBRA & WILLIAM
752 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0014-0000

BUILDING CHARACTERISTICS

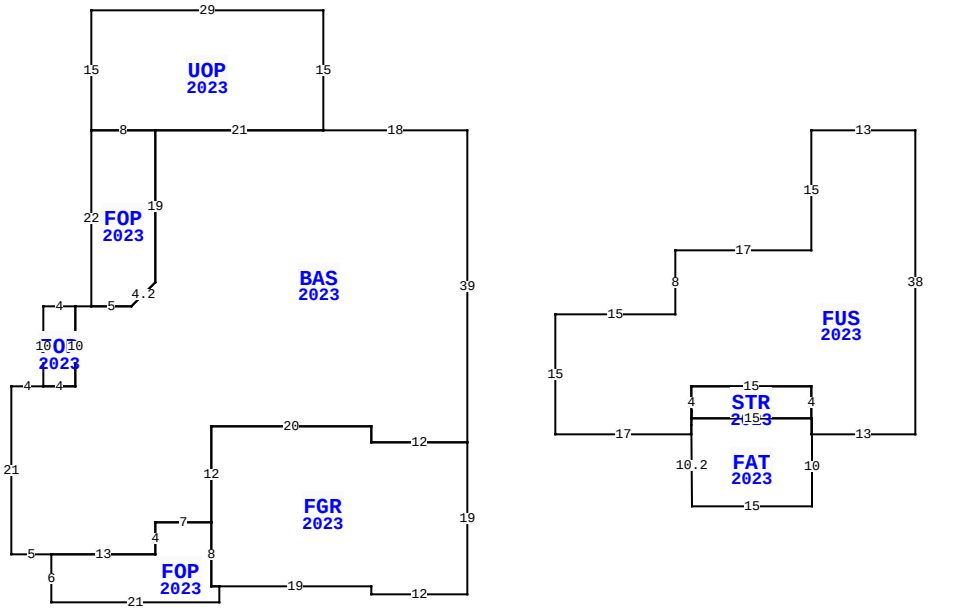
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,034	100	2023	2,034	566,937
FAT	109	20	2023	22	6,132
FGR	628	55	2023	345	96,162
FOP	40	30	2023	12	3,345
FOP	150	30	2023	45	12,543
FOP	172	30	2023	52	14,494
FUS	1,020	100	2023	1,020	284,305
STR	60	10	2023	6	1,672
UOP	435	20	2023	87	24,250
TOTALS	4,648			3,623	1,009,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,623	176.4090	278.73	1,009,839	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3076 HX Base Yr 2024



752 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,009,839
TOTAL MARKET OB/XF VALUE		13,080
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,167,919
SOH/AGL Deduction		551,942
ASSESSED VALUE		615,977
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		565,255
TOTAL JUST VALUE		1,167,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1712			05/11/2023
20211712	NEW CONSTR	0	01/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0535	9/28/2021	SW	Q	V	01	180,000

GRANTOR: AMELIA BLUFF LLC

GRANTEE: STROBEL DEBRA & WIL

BUILDING NOTES

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	1,108.00	SF	10.00	10.00	100	2024	2023		100	11,080	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=84,10] W18 W21 S19 D3L3 W5 W2 S10 W4 W4 S21 E5 E13 N4 E7 N12 E20 S2 E12 N39 $
UOP=[YR=2023;ORIG=37,10] E8 E21 N15 W29 S15 $
FOP=[YR=2023;ORIG=45,10] W8 S22 E5 U3R3 N19 $
FOP=[YR=2023;ORIG=35,32] W4 S10 E4 N10 $
FOP=[YR=2023;ORIG=32,63] S6 E21 N2 W1 N8 W7 S4 W13 $
FGR=[YR=2023;ORIG=84,49] W12 N2 W20 S12 S8 E1 E19 S1 E12 N19 $
FUS=[YR=2023;ORIG=140,10] W13 S15 W17 S8 W15 S15 E17 N2 N4 E15 S4 S2 E13 N38 $
STR=[YR=2023;ORIG=112,42] E15 S4 W15 N4 $
FAT=[YR=2023;ORIG=112.1,46] E15 D1R0 D10L0 W15 U10.2L0.1

LAND DESCRIPTION

TOTAL OB/XF 13,080

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 04/18/2023 BY TW Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS