

ZYGMONT DAVID A &/BUTLER CAROL L
748 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

00-00-31-1190-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100
Roof Structur08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo12HARDWOOD 70
Interior Floo13LVT/LAMNT 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame

Stories Units

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1054.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,51410020232,514726,941

FGR47455202326175,470

FOP106302023329,254

FSP2094020238424,289

UOP3062020236117,638

TOTALS3,6092,952853,592

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDOPTH FACT% CONDTOT ADJUNIT PRICETOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARENDENSITYDECLFRZYRCONSRSV

10855CONC PAVER1100001,104.00SF10.0010.00100202320229910,930

20504FP-ELECTRI1100002,000.002,000.00100202420231002,000

LAND DESCRIPTIONTOTAL OB/XFTOTAL OB/XF12,930

REVIEW DATE04/18/2023BYTWTot Acres: 0.00Total Land Value: 145,000Market: 0Agricultural: 0Common: 145,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500122,952183.9298290.61857,881202220220000.5099.50

1 SFR CUST - 100% - 2024Heated Area: 2514HX Base Yr 2024

UOP2023

FSP2023

BAS2023

FGR2023

FOP2023

BLD DATE

XE DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

748 MAGNOLIA BLUFF WAY, FERNANDINA BEACHFLORIDA 32130-1207

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE853,592

TOTAL MARKET OB/XF VALUE12,930

TOTAL LAND VALUE - MARKET145,000

TOTAL MARKET VALUE1,011,522

SOH/AGL Deduction355,926

ASSESSED VALUE655,596

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE604,874

TOTAL JUST VALUE1,011,522

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE637,120

SAMPLE PERMIT RECORD

PERMIT NUMDESCRIPTIONAMTISSUED

20211357NEW CONSTR362,96708/26/2021

SALES DATA

OFF RECORDENumberDATEINSTQU / I / V / RSN CD SALE PRICE

2460/19075/10/2021SWQI01155,000

GRANTOR:AMELIA BLUFF LLC

GRANTEESZYGOMONT DAVID A & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W11 W4 S11 W19 N11 W3 W20 S35 E6 N4 E3 S4 E13 S16 E15 S7 S2 E20 N60 \$
FSP=[YR=2023;ORIG=46,21] E19 N11 W19 S11 \$
UOP=[YR=2023;ORIG=43,10] U0.1R3 D0.1R18 E4 N12 W26 S12 \$
FGR=[YR=2023;ORIG=45,45] W13 N4 W3 S4 W6 S22 E21 E1 U6R0 U15L0 \$
FOP=[YR=2023;ORIG=60,61] W15 S6 W1 S1 E16 N7 \$