LOT 17
AMELIA BLUFF OR 2364/1680

SULLIVAN IAN & LORI
740 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

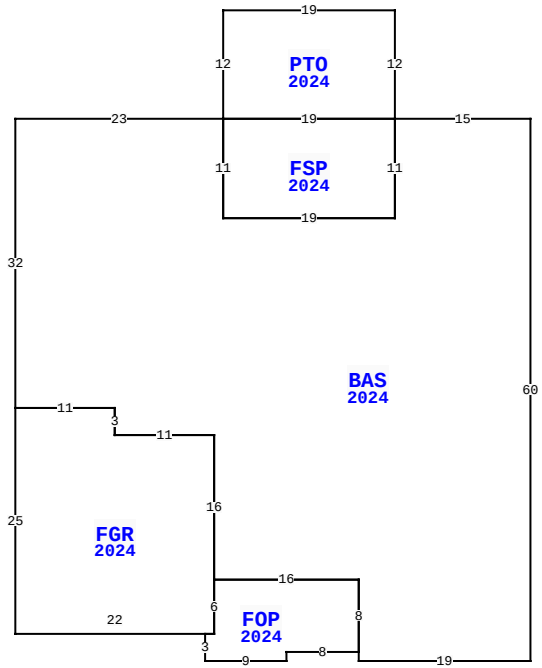
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,484	100	2024	2,484	746,343
FGR	517	55	2024	284	85,331
FOP	139	30	2024	42	12,619
FSP	209	40	2024	84	25,239
PTO	228	5	2024	11	3,305
TOTALS	3,577			2,905	872,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,905	190.1620	300.46	872,836	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2484 HX Base Yr



740 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		872,836
TOTAL MARKET OB/XF VALUE		11,290
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,029,126
SOH/AGL Deduction		366,738
ASSESSED VALUE		662,388
TOTAL EXEMPTION VALUE	13	662,388
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,029,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/17/2023
20211289	NEW CONSTR	361,450	07/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1742	6/30/2021	SW	Q	V	02	145,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: SULLIVAN IAN & LORI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E23 S11 E19 N11 E15 S60 W19 N1 N8 W16 N16 W11 N3 W11 N32 $
FGR=[YR=2024;ORIG=10,42] E11 S3 E11 S16 S6 W22 N25 $
PTO=[YR=2024;ORIG=33,10] E19 N12 W19 S12 $
FSP=[YR=2024;ORIG=33,10] E19 S11 W19 N11 $
FOP=[YR=2024;ORIG=32,61] E16 S8 W8 S1 W9 N3 E1 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	100	0	0	929.00	SF	10.00	10.00	100	2024	2023		100	9,290	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 11,290

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 12/20/2023 BY NW Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS