LOT 24
AMELIA BLUFF OR 2364/1680

RODROCK JAMES & LINDA L/E/
712 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

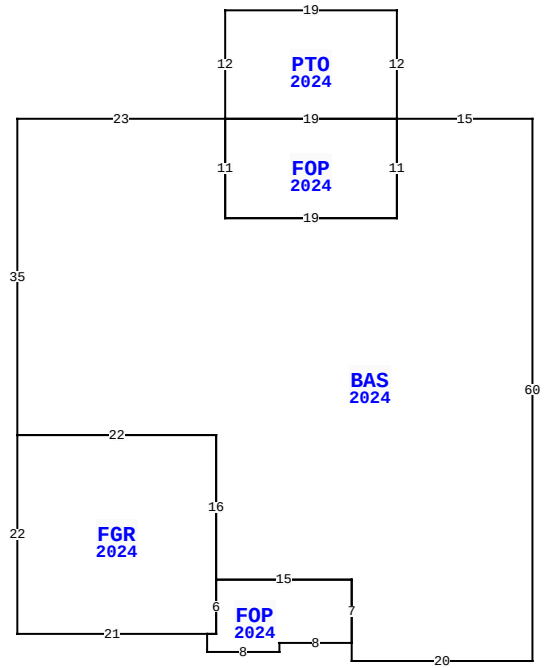
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,526	100	2024	2,526	714,302
FGR	484	55	2024	266	75,219
FOP	114	30	2024	34	9,615
FOP	209	30	2024	63	17,815
PTO	228	5	2024	11	3,111
TOTALS	3,561			2,900	820,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,900	178.9760	282.78	820,062	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2526 HX Base Yr



712 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		820,062
TOTAL MARKET OB/XF VALUE		17,170
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		982,232
SOH/AGL Deduction		343,817
ASSESSED VALUE		638,415
TOTAL EXEMPTION VALUE	13	638,415
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		982,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0115	SCREEN ROOM	5,129	03/08/2024
2022-2351	CO		11/17/2023
20222351	NEW CONSTR	420,137	11/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/450	8/27/2024	LE	U	I	11	100
GRANTOR: RODROCK JAMES & LINDA						
GRANTEE: MOORE KATHERINE ANN						
2591/1243	9/15/2022	WD	Q	V	02	155,000
GRANTOR: AMELIA BLUFF LLC						
GRANTEE: RODROCK JAMES & LIN						

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	847.00	SF	10.00	10.00	100	2024	2023		100	8,470	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
3	0912	SCRN RM G	0	100	19	12	228.00	SF	20.00	20.00	100	2025	2024		100	4,560	
4	0855	CONC PAVER	0	100	0	0	214.00	SF	10.00	10.00	100	2025	2024		100	2,140	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E23 S11 E19 N11 E15 S60 W20 N2 N7 W15 N16 W22 N35 $
FGR=[YR=2024;ORIG=10,45] E22 S16 S6 W1 W21 N22 $
PTO=[YR=2024;ORIG=33,10] E19 N12 W19 S12 $
FOP=[YR=2024;ORIG=33,21] E19 N11 W19 S11 $
FOP=[YR=2024;ORIG=32,61] E15 S7 W8 S1 W8 N2 E1 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,170

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 08/14/2024 BY HS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS