

HARKINS STEPHEN P & CYNTHIA S
708 MAGNOLIA BLUFF WAY
FERNANDINA BCH, FL 32034

00-00-31-1190-0025-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall31

HARDIE BRD 100

Roof Structure03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall05

DRYWALL 100

Interior Floor12

HARDWOOD 100

Air Condition03

CENTRAL 100

Heating Type Bedrooms04

AIR DUCTED 100
4 100

Bathrooms Frame Stories02

WOOD FRAME 100
1. 1. 100

Units

0 100

Quality03

Quality Level 03

DOR CODE0100

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

TOTALS

3,333

2,889

816,951

EXTRA FEATURES

L N

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

978.00 SF

10.00

10.00

100

2024

2023

100

9,780

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

01/11/2024

BY

NW

Total Acres: 0.00

Total Land Value: 145,000

Market: 0

Agricultural: 0

Common: 145,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

050012

2,889178.9760

282.78

816,951

20232023

0000.00100.00

1 SFR CUST - 100% - 2024

Heated Area: 2526

HX Base Yr 2024

151111

19

23

11

19

35

60

22

22

16

21

2

8

8

2

20

7

15

6

BAS2024

FOP2024

FGR2024

BLD DATE

XC DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

708 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

BAS=[YR=2024;ORIG=67,10] W23 S11 W19 N11 W15 S60 E20 N2 N7 E15 N16 E22 N35 \$

FGR=[YR=2024;ORIG=67,45] W22 S16 S6 E1 E21 N22 \$

FOP=[YR=2024;ORIG=25,21] E19 N11 W19 S11 \$

FOP=[YR=2024;ORIG=45,61] W15 S7 E8 S1 E8 N2 W1 N6 \$

.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

816,951

TOTAL MARKET OB/XF VALUE

11,780

TOTAL LAND VALUE - MARKET

145,000

TOTAL MARKET VALUE

973,731

SOH/AGL Deduction

342,943

ASSESSED VALUE

630,788

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

580,066

TOTAL JUST VALUE

973,731

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

613,011

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20222113

08/02/2023

20222113

NEW CONSTR

413,367

07/22/2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2565/0837

5/23/2022

SW

Q

V

01

155,000

GRANTOR:AMELIA BLUFF LLC

GRANTEE:HARKINS STEPHEN P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,10] W23 S11 W19 N11 W15 S60 E20 N2 N7 E15 N16 E22 N35 \$

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