LOT 27
AMELIA BLUFF OR 2364/1680

FUHRER PETER & BETH
700 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0027-0000

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

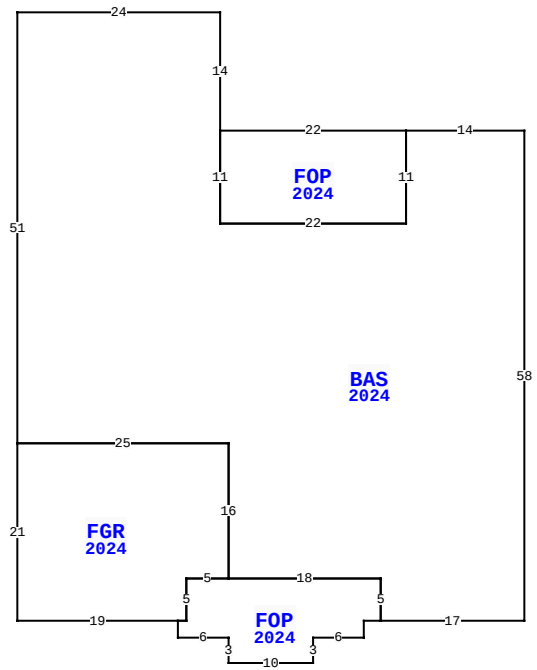
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1054.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2024	2,959	804,315
FGR	500	55	2024	275	74,751
FOP	189	30	2024	57	15,494
FOP	242	30	2024	73	19,843
TOTALS	3,890			3,364	914,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,364	172.0400	271.82	914,402	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2959 HX Base Yr 2025



700 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		914,402
TOTAL MARKET OB/XF VALUE		21,680
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,081,082
SOH/AGL Deduction		0
ASSESSED VALUE		1,081,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,030,360
TOTAL JUST VALUE		1,081,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		666,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	22X15 SCRN ENCL	7,500	01/24/2024
2022-2348	CO		10/02/2023
20222348	NEW CONSTR	484,959	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2593/0264	9/21/2022	WD	Q	V	01	190,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: FUHRER PETER & BETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E24 S14 S11 E22 N11 E14 S58 W17 N5 W18 N16 W25 N51 $
FOP=[YR=2024;ORIG=34,35] E22 N11 W22 S11 $
FGR=[YR=2024;ORIG=10,61] E25 S16 W5 S5 W1 W19 N21 $
FOP=[YR=2024;ORIG=30,77] E5 E18 S5 W2 S2 W6 S3 W10 N3 W6 N2 E1 N5 $
.

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	852.00	SF	10.00	10.00	100	2024	2023		100	8,520	
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	0	0	330.00	SF	20.00	20.00	100	2025	2024		100	6,600	
4	0855	CONC PAVER	0	100	42	3	126.00	SF	10.00	10.00	100	2025	2024		100	1,260	
5	0855	CONC PAVER	0	100	22	15	330.00	SF	10.00	10.00	100	2025	2024		100	3,300	

LAND DESCRIPTION

TOTAL OB/XF 21,680

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