LOT 29
AMELIA BLUFF OR 2364/1680

URESTE ABEL & MARISELDA
705 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0029-0000

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 100
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

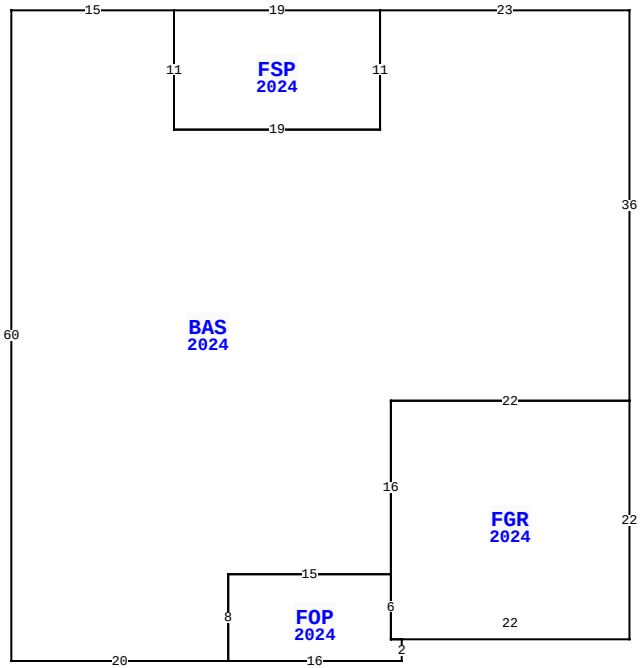
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1054.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2024	2,563	724,765
FGR	484	55	2024	266	75,219
FOP	122	30	2024	37	10,463
FSP	209	40	2024	84	23,754
TOTALS	3,378			2,950	834,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,950	178.9760	282.78	834,201	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2563 HX Base Yr 2025



705 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		834,201
TOTAL MARKET OB/XF VALUE		8,180
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		987,381
SOH/AGL Deduction		0
ASSESSED VALUE		987,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		936,659
TOTAL JUST VALUE		987,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	CO		08/14/2023
20222290	NEW CONSTR	418,629	09/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/1156	8/12/2022	WD	Q	V	01	140,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: URESTE ABEL & MARIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E15 S11 E19 N11 E23 S36 W22 S16 W15 S8 W20 N60 $
FSP=[YR=2024;ORIG=25,21] E19 N11 W19 S11 $
FGR=[YR=2024;ORIG=45,46] E22 S22 W22 N6 N16 $
FOP=[YR=2024;ORIG=30,62] E15 S6 E1 S2 W16 N8 $
.

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	818.00	SF	10.00	10.00	100	2024	2023		100	8,180	

LAND DESCRIPTION

TOTAL OB/XF 8,180

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