LOT 30
AMELIA BLUFF OR 2364/1680

GIBBONS JAMES E & CYNTHIA A
709 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0030-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

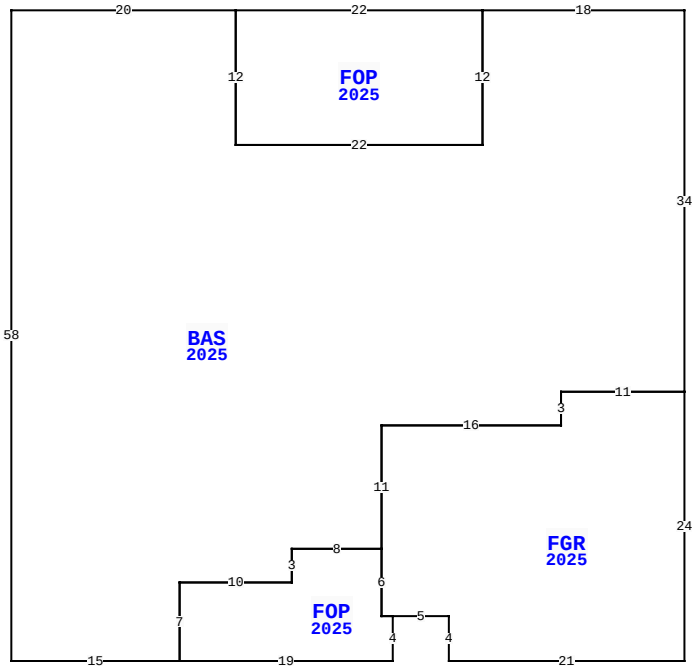
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1054.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2025	2,466	712,896
FGR	576	55	2025	317	91,642
FOP	154	30	2025	46	13,298
FOP	264	30	2025	79	22,838
TOTALS	3,460			2,908	840,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,908	182.9710	289.09	840,674	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2466 HX Base Yr 2025



709 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		840,674
TOTAL MARKET OB/XF VALUE		25,310
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,010,984
SOH/AGL Deduction		0
ASSESSED VALUE		1,010,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		960,262
TOTAL JUST VALUE		1,010,984
NCON VALUE		865,984
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230148	3422T 2439H	460,070	05/17/2023
20236-0148			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1608	5/08/2023	SW	Q	V	01	150,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: GIBBONS JAMES E & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-10] W18 S12 W22 N12 W20 S58 E15 N7 E10 N3 E8 N11 E16 N3 E11 N34 $
FOP=[YR=2025;ORIG=-40,-10] E22 S12 W22 N12 $
FGR=[YR=2025;ORIG=0,24] W11 S3 W16 S11 S6 E1 E5 S4 E21 N24 $
FOP=[YR=2025;ORIG=-45,48] N7 E10 N3 E8 S6 E1 S4 W19 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
2	0855	CONC PAVER	0	100	0	0	1,531.00	SF	10.00	10.00	100	2025	2024		100	15,310	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 25,310

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