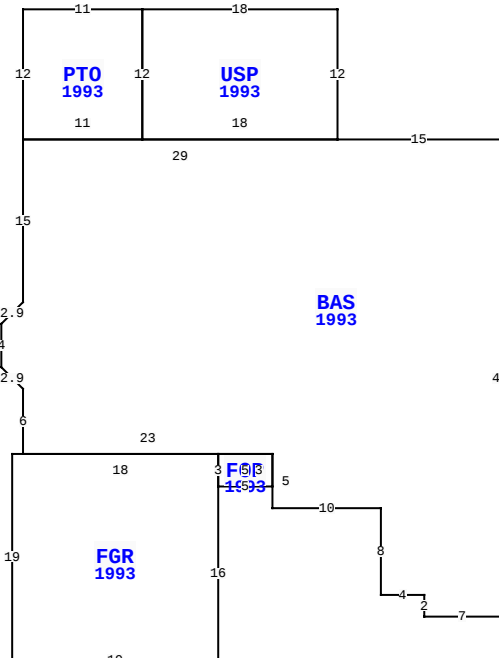


WATERS JONATHAN & LAURA
741 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall	05	AVERAGE 80								0900	01	1,770	125.5800	165.77	293,413	1990	1990	0	0	16.00	84.00	VALUATION BY					STANDARD												
Exterior Wall	12	CEDAR 20								1 SNGL FAM - 0% - 2024										Heated Area: 1495										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																		BUILDING MARKET VALUE										246,467									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										2,081									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										180,000									
Interior Floor	14	CARPET 80																		TOTAL MARKET VALUE										428,548									
Interior Floor	08	SHT VINYL 20																		SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										428,548									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100																		BASE TAXABLE VALUE										428,548									
Bathrooms	2	100																		TOTAL JUST VALUE										428,548									
Frame Stories Units	02	WOOD FRAME 100																		NCON VALUE										0									
Occupancy	00	NONE 100								INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										401,213																			