BLOCK 1 LOT 3
IN OR 1484/1115
SHEFFIELD SUB PB 2/43

KILLEN K ALAN
PO BOX 1509
FERNANDINA BEACH, FL 32035-1509

2026

00-00-30-0620-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

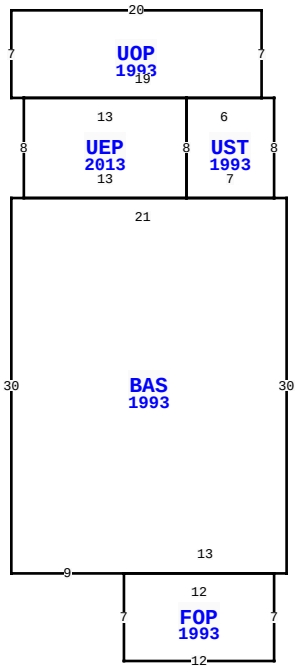
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1993	660	46,037
FOP	84	30	1993	25	1,744
UEP	104	60	2013	62	4,325
UOP	140	20	1993	28	1,953
UST	56	45	1993	25	1,744
TOTALS	1,044			800	55,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	800	89.7750	94.26	75,408	1940	1950	0	0	0	26.00	74.00

1 SINGLE FAM 0% - 0 Heated Area: 660 HX Base Yr



789 MAGNOLIA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	55,802
TOTAL MARKET OB/XF VALUE	1,152
TOTAL LAND VALUE - MARKET	175,500
TOTAL MARKET VALUE	232,454
SOH/AGL Deduction	71,126
ASSESSED VALUE	161,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,328
TOTAL JUST VALUE	232,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5703	CHNGE SRVC	0	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1115	3/12/2007	CT	U	I	14	70,000
GRANTOR: CLERK OF COURT						
GRANTEE: KILLEN K ALAN						
0395/0345	8/01/1983	WD	Q	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1993] N8W1 UOP=[YR=1993] N7 W20 S7 E1 UEP=[YR=2013] S8 E13 N8 W13$ E19$ W6 S8 E7$ W21 S30 E9 FOP=[YR=1993] S7 E12 N7 W12$ E13 N30$.

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	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	0		RSF-2	90.00	134.00	90.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	175,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/09/2026 BY SYS