BLOCK 1 LOTS 6 7 (EX S-1)
IN OR 2211/354
(EX R/W IN OR 137 PG 576)

ROWLAND DUANE D/ROWLAND MARGARET A
745 MAGNOLIA LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0620-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

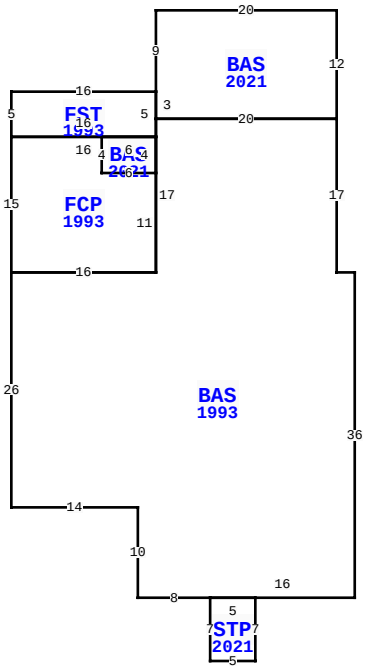
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,568	100	1993	1,568	150,497
BAS	24	100	2021	24	2,303
BAS	240	100	2021	240	23,036
FCP	240	25	1993	60	5,759
FST	80	55	1993	44	4,223
STP	35	10	2021	4	384
TOTALS	2,187			1,940	186,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	110.8000	116.34	225,700	1940	1990	0	0	0	17.50	82.50

1 SINGLE FAM 0% - 0 Heated Area: 1832 HX Base Yr



745 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	186,202
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	146,250
TOTAL MARKET VALUE	332,452
SOH/AGL Deduction	78,230
ASSESSED VALUE	254,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,222
TOTAL JUST VALUE	332,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003817	ADDITION	98,000	06/01/2020
BP3742	N/A	850	04/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2211/0354	7/16/2018	WD	U	I	30	119,000
GRANTOR: RHATIGAN ELAINE & RAY						
GRANTEE: ROWLAND DUANE D & M						
2197/1638	5/15/2018	FJ	U	I	11	0
GRANTOR: ROWLAND BARRY EDWIN E						
GRANTEE: WILLIAMSON JANICE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S9 FST=[YR=1993] W16 S5 FCP=[YR=1993] S15 BAS=[YR=1993] S26 E14S10 E8 STP=[YR=2021] S7 E5 N7 W5$ E16 N36 W2 N17 W20 S17 W16$ E16 N11BAS=[YR=2021] W6 N4 E6 S4$ N4W16$ E16 N5$S3 E20 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	75.00	130.00	75.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	146,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 146,250 Market: 0 Agricultural: 0 Common: 146,250 PRINTED 07/09/2026 BY SYS