

BLOCK 2 LOTS 13 14 & 15
EX RW IN OR 121/307
SHEFFIELD SUB PB 2/43

720 MAGNOLIA LLC/
720 MAGNOLIA LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0620-0002-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	9	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	05	Quality Level 05
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	90	100	2008	90	17,459
AOF	168	100	2008	168	32,590
AOF	287	100	2008	287	55,674
BAS	355	100	2008	355	68,865
FGR	240	60	2008	144	27,934
FST	28	50	2008	14	2,716
FUS	856	100	2008	856	166,054
PTO	250	5	2008	12	2,327
STR	72	10	2008	7	1,358
TOTALS	2,346			1,933	374,978

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	15,083.00	SF	2.00
2	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00
6	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002700	C	AUTO SALES	0	0004	CG	105.00	200.00	25,826.00

REVIEW DATE 07/12/2024 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	1,933	138.2724	206.37	398,913	2008	2015	0	0	6.00	94.00	
1 OFFICE 0% - 2024 Heated Area: 1756 HX Base Yr												
720 MAGNOLIA LN, FERNANDINA BEACH												
BLD DATE 11/14/2018 KK LGL DATE 05/08/2026 DC XF DATE 11/14/2018 KK LAND DATE INC DATE AG DATE												

TOTAL OB/XF 24,700												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	002700	C	AUTO SALES	0	0004	CG	105.00	200.00	25,826.00	SF		1.00

TOTAL OB/XF 24,700												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	002700	C	AUTO SALES	0	0004	CG	105.00	200.00	25,826.00	SF		1.00

Market: 0 Agricultural: 0 Common: 387,390

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		374,978	
TOTAL MARKET OB/XF VALUE		24,700	
TOTAL LAND VALUE - MARKET		387,390	
TOTAL MARKET VALUE		787,068	
SOH/AGL Deduction		0	
ASSESSED VALUE		787,068	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		787,068	
TOTAL JUST VALUE		787,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		743,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11346	REPAIR/RRF	12,780	06/01/2008
E20689	ELEC OTHER	2,000	04/01/2008
M13721	MECH OTHER	0	04/01/2008
C21073	CO ISSUED	0	02/01/2008
B21073	NEW CONSTR	200,000	02/01/2008
E0210295	CHNGE SRVC	600	10/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2617/1237	2/03/2023	WD	Q	I	01
GRANTOR: 720 OLD AMELIA LLC					
GRANTEE: 720 MAGNOLIA LLC					
1827/0650	11/29/2012	WD	U	I	11
GRANTOR: LOPIANO MICHAEL R JR					
GRANTEE: 720 OLD AMELIA LLC					

BUILDING NOTES					

BUILDING DIMENSIONS					
AOF=[YR=2008] W10 BAS=[YR=2008] W16 FST=[YR=2008] W4 S7 E4 N7\$ S7 W4 N7 W8 FGR=[YR=2008] W12 S20 PTO=[YR=2008] S5 E50 N5 W50\$ E12 AOF=[YR=2008] E9 N10 W9 S10\$ N20\$ S10 E9 S10 E9 N9 E5 R3 D2 R2 U4 N9\$ S9 D4 L2 U2 L3 W5 S9 E20 N20\$ PTR=N15 FUS=[YR=2008] N20 E16 STR=[YR=2008] N3 E24 S3 W24\$ E34 S6 AOF=[YR=2008] S14 W12 N14 E12\$ W12 S14 W7 S2 W12 N2 W19\$ S15\$.					

TOTAL OB/XF 24,700												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	002700	C	AUTO SALES	0	0004	CG	105.00	200.00	25,826.00	SF		1.00

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