LOT 65
BUCKS FDNA BEACH # 1PB2/30

MALONEY TIMOTHY I & JENNIFER L/E/
316 137TH AVE CIR
MADERIA BEACH, FL 33708

2026

00-00-31-114A-0065-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2754 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,556
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,054,556
SOH/AGL Deduction	0
ASSESSED VALUE	1,054,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,054,556
TOTAL JUST VALUE	1,054,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,302,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0780			02/24/2026
2025-0780	SFR T4909	900,000	06/03/2025
2025-0036	DEMO	20,000	02/17/2025
20090889	ELEC OTHER	2,000	07/08/2009
20081674	REPAIR/RRF	6,400	11/12/2008
B984684	REMODEL	19,080	12/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2688/826	1/08/2024	LE	U	I	11	100
GRANTOR: MALONEY TIMOTHY I & J						
GRANTEE: MALONEY JILLIAN						
2434/0799	2/16/2021	SW	Q	I	02	1,355,000
GRANTOR: EVANS JOHN R TRUST						
GRANTEE: MALONEY TIMOTHY I &						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0416	DUNEWALKS	0	0	0	0	764.00	SF	15.00	15.00	100	1998	1998	3	20	2,292	
3	1242	WD DECK A	0	0	0	0	700.00	SF	10.00	10.00	100	1990	1990	3	20	1,400	
5	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	2015	2015	3	60	864	

LAND DESCRIPTION

TOTAL OB/XF 4,556

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	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS