LOT 1
AMELIA BLUFF OR 2364/1680

INGALLS NEWTON C & BONNIE B L/E/
713 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1190-0001-0000

BUILDING CHARACTERISTICS

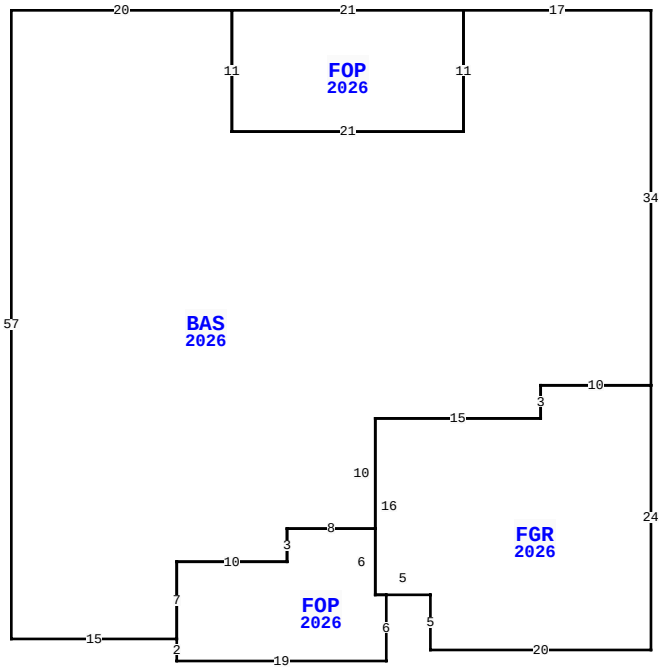
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1054.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,395	100	2026	2,395	723,458
FGR	530	55	2026	292	88,204
FOP	192	30	2026	58	17,520
FOP	231	30	2026	69	20,843
TOTALS	3,348			2,814	850,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,814	181.9680	302.07	850,025	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2395 HX Base Yr 2026



713 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	850,025
TOTAL MARKET OB/XF VALUE	65,390
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	1,060,415
SOH/AGL Deduction	67,372
ASSESSED VALUE	993,043
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	941,632
TOTAL JUST VALUE	1,060,415
NCON VALUE	915,415
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0401			08/26/2025
BLDR-2025-1	TO BUILD & INSTAL	17,091	08/20/2025
2024-0649	NEW IN-GROUND SWI	84,000	02/24/2025
2024-0401	SINGLE FAMILY DWE	500,000	09/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/764	3/02/2026	LE	U	I	11	100
GRANTOR: INGALLS NEWTON C & BO						
GRANTEE: INGALLS BRYAN						
2736/67	9/04/2024	WD	Q	V	01	150,000
GRANTOR: AMELIA BLUFF LLC						
GRANTEE: INGALLS NEWTON C &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=80,70] E20 N24 W10 S3 W15 S16 E5 S5 $
BAS=[YR=2026;ORIG=100,46] N34 W17 S11 W21 N11 W20 S57 E15 N7 E10 N3 E8 N10 E15 N3 E10 $
FOP=[YR=2026;ORIG=76,65] S6 W19 N2 N7 E10 N3 E8 S6 E1 $
FOP=[YR=2026;ORIG=62,12] E21 S11 W21 N11 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
2	0911	SCRN RM A	0	100	0	0	855.00	SF	18.00	18.00	100	2026	2025		100	15,390	

LAND DESCRIPTION

TOTAL OB/XF 65,390

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 01/21/2026 BY HS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/09/2026 BY SYS