LOT 18
AMELIA BLUFF OR 2364/1680

LERNER MICHAEL SCOTT/MOLINA MATILDE ELENA
736 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1190-0018-0000

BUILDING CHARACTERISTICS

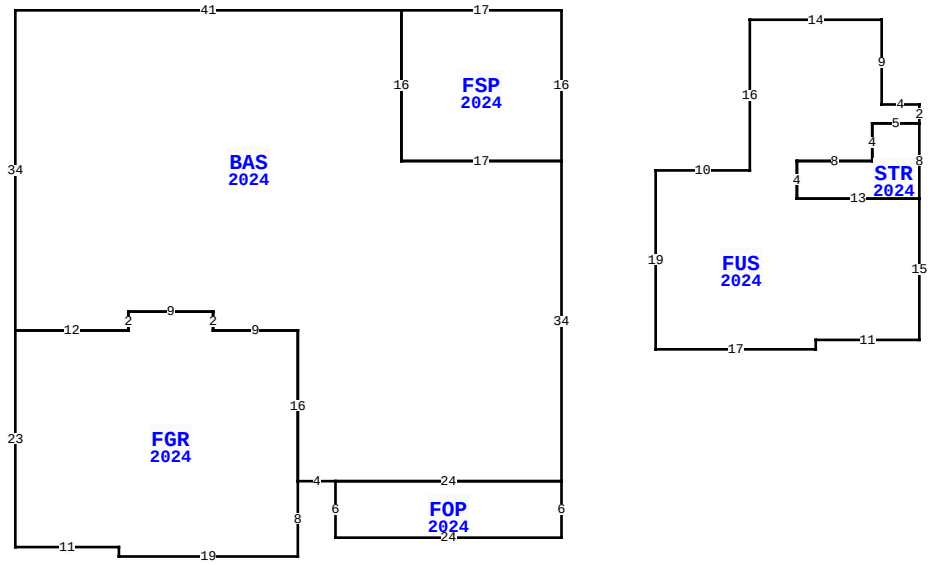
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,130	100	2024	2,130	627,264
FGR	727	55	2024	400	117,796
FOP	144	30	2024	43	12,663
FSP	272	40	2024	109	32,100
FUS	701	100	2024	701	206,438
STR	72	10	2024	7	2,062
TOTALS	4,046			3,390	998,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,390	178.2960	295.97	1,003,338	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2831 HX Base Yr 2024



736 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		998,321
TOTAL MARKET OB/XF VALUE		64,387
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,207,708
SOH/AGL Deduction		420,483
ASSESSED VALUE		787,225
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		735,814
TOTAL JUST VALUE		1,207,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,168,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0730	Pool Enclosure	22,880	03/05/2024
2023-0730	912-1188SF		01/11/2024
2023-0720	FIBERGLASS POOL		01/11/2024
2022-2251	CO		10/02/2023
20222251	NEW CONSTR	473,108	08/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1954	8/12/2022	SW	Q	V	02	160,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: LERNER MICHAEL SCOT

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		99	1,980	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000	
4	0912	SCRN RM G	0	100	0	0	1,100.00	SF	21.00	21.00	100	2025	2024		97	22,407	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E41 S16 E17 S34 W24 W4 N16 W9 N2 W9 S2 W12 N34 $
FGR=[YR=2024;ORIG=10,44] E12 N2 E9 S2 E9 S16 S8 W19 N1 W11 N23 $
FUS=[YR=2024;ORIG=88,27] N16 E14 S9 E4 S2 W5 S4 W8 S4 E13 S15 W11 S1 W17 N19 E10 $
FSP=[YR=2024;ORIG=51,10] E17 S16 W17 N16 $
FOP=[YR=2024;ORIG=44,60] E24 S6 W24 N6 $
STR=[YR=2024;ORIG=93,30] E13 N8 W5 S4 W8 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 64,387

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 08/14/2024 BY HS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/09/2026 BY SYS