LOT 28
AMELIA BLUFF OR 2364/1680

SALEM AZZAM & DONNA L/E/
701 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1190-0028-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	03	Quality Level 03

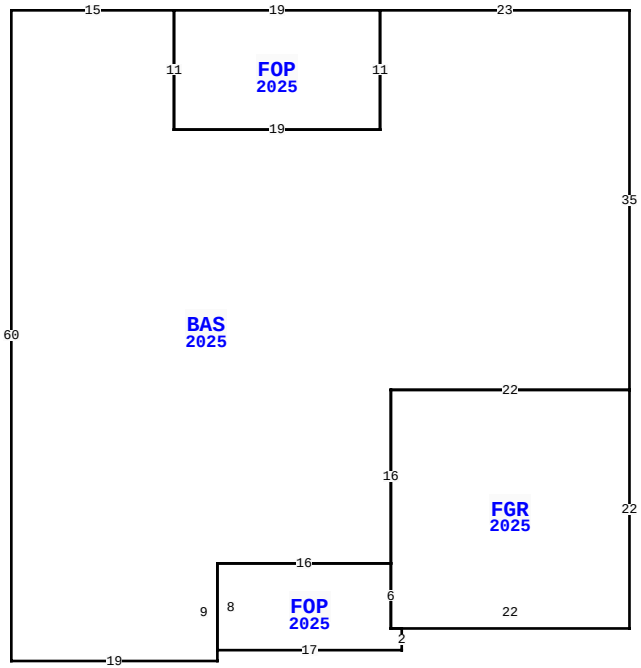
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1054.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,517	100	2025	2,517	737,783
FGR	484	55	2025	266	77,970
FOP	130	30	2025	39	11,432
FOP	209	30	2025	63	18,467
TOTALS	3,340			2,885	845,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,885	176.5790	293.12	845,651	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2517 HX Base Yr 2026



701 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		845,651
TOTAL MARKET OB/XF VALUE		11,267
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,001,918
SOH/AGL Deduction		0
ASSESSED VALUE		1,001,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		950,507
TOTAL JUST VALUE		1,001,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		973,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0699			12/05/2024
2024-0501	SCREEN ENCLOSURE	14,785	10/03/2024
BLDR-2023-0	SINGLE FAMILY NEW	459,609	01/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2761/1749	1/10/2025	LE	U	I	11	100
GRANTOR: SALEM AZZAM & DONNA						
GRANTEE: SYED DEEMA SALEM						
2761/695	1/09/2025	WD	U	V	11	100
GRANTOR: SALEM IRREVOCABLE TRU						
GRANTEE: SALEM AZZAM & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,60] W19 N60 E15 S11 E19 N11 E23 S35 W22 S16 W16 S9 $
FOP=[YR=2025;ORIG=46,0] E19 S11 W19 N11 $
FGR=[YR=2025;ORIG=88,35] W22 S16 S6 E22 N22 $
FOP=[YR=2025;ORIG=66,51] S6 E1 S2 W17 N8 E16 $
.

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	0912	SCRN RM G	0	100	0	0	315.00	SF	21.00	21.00	100	2025	2024		97	6,417	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 11,267

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 02/28/2025 BY HS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/09/2026 BY SYS