LOT 30
AMELIA BLUFF OR 2364/1680

GIBBONS TRUST/GIBBONS JAMES EDWIN TRUSTEE
709 MAGNOLIA BLUFF WAY
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1190-0030-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

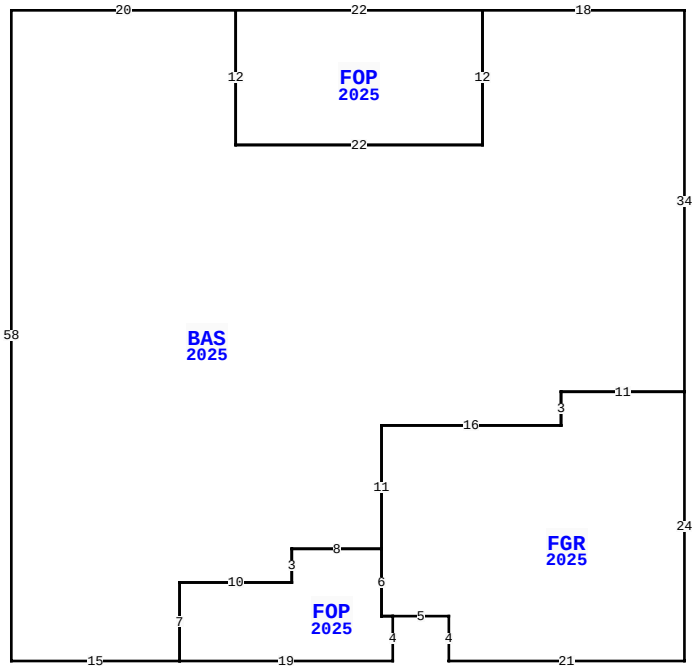
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 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 | 2,466 | 100 | 2025 | 2,466 | 748,998 |
| FGR | 576 | 55 | 2025 | 317 | 96,282 |
| FOP | 154 | 30 | 2025 | 46 | 13,972 |
| FOP | 264 | 30 | 2025 | 79 | 23,995 |
| TOTALS | 3,460 | | | 2,908 | 883,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 2,908 | 182.9710 | 303.73 | 883,247 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST 100% - 2025 Heated Area: 2466 HX Base Yr 2025




709 MAGNOLIA BLUFF WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 883,247 |
| TOTAL MARKET OB/XF VALUE | | 9,850 |
| TOTAL LAND VALUE - MARKET | | 145,000 |
| TOTAL MARKET VALUE | | 1,038,097 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,038,097 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 986,686 |
| TOTAL JUST VALUE | | 1,038,097 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,010,984 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20230148 | 3422T 2439H | 460,070 | 05/17/2023 |
| 20236-0148 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2861/1108 | 4/08/2026 | SW | U | I | 11 | 100 |
| GRANTOR: GIBBONS JAMES EDWIN & | | | | | | |
| GRANTEE: GIBBONS TRUST | | | | | | |
| 2637/1608 | 5/08/2023 | SW | Q | V | 01 | 150,000 |
| GRANTOR: AMELIA BLUFF LLC | | | | | | |
| GRANTEE: GIBBONS JAMES E & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,-10] W18 S12 W22 N12 W20 S58 E15 N7 E10 N3 E8 N11 E16 N3 E11 N34 $
FOP=[YR=2025;ORIG=-40,-10] E22 S12 W22 N12 $
FGR=[YR=2025;ORIG=0,24] W11 S3 W16 S11 S6 E1 E5 S4 E21 N24 $
FOP=[YR=2025;ORIG=-45,48] N7 E10 N3 E8 S6 E1 S4 W19 $
.

## 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 | 0501 | FP-AVERAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2025 | 2024 | | 100 | 5,000 | |
| 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 9,850

| 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