BLOCK 190 LOTS 1 2 & 8
CITY OF FDNA BEACH

FRENCH SUSAN N L/E/
360 MAGNOLIA ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0190-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

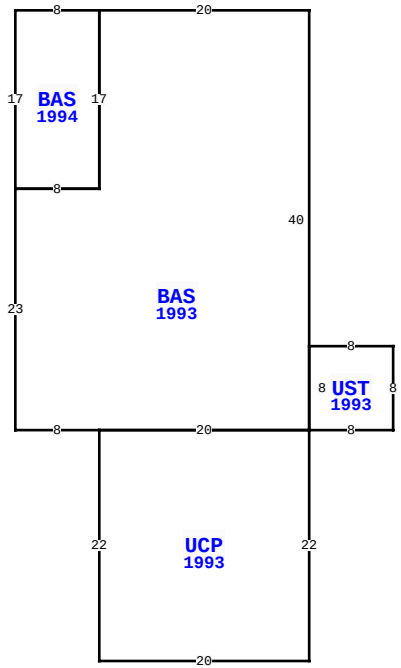
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2017.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 984 | 100 | 1993 | 984 | 94,737 |
| BAS | 136 | 100 | 1994 | 136 | 13,093 |
| UCP | 440 | 20 | 1993 | 88 | 8,473 |
| UST | 64 | 45 | 1993 | 29 | 2,792 |
| TOTALS | 1,624 | | | 1,237 | 119,095 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,237 | 116.0700 | 121.87 | 150,753 | 1956 | 1970 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1120 HX Base Yr




360 MAGNOLIA ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 119,095 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 303,000 |
| TOTAL MARKET VALUE | | 422,095 |
| SOH/AGL Deduction | | 357,546 |
| ASSESSED VALUE | | 64,549 |
| TOTAL EXEMPTION VALUE | HX HB | 39,549 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 422,095 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 310,889 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5676 | CHNGE SRVC | 250 | 01/27/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2679/620 | 11/07/2023 | LE | U | I | 11 | 100 |
| GRANTOR: FRENCH SUSAN N | | | | | | |
| GRANTEE: FRENCH KIMBERLY S | | | | | | |
| 0169/0044 | 1/01/1974 | MS | U | V | | 800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=1994] W8 S17 E8 N17$ S17 W8 S23 E8 UCP=[YR=1993] S22 E20 N22 UST=[YR=1993] E8 N8 W8 S8$ W20$ E20 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | RM | 125.00 | 200.00 | 125.00 | FF | | 1.00 | 1.00 | 0.73 | 2,000.00 | 1,464.00 | 183,000 | | | | | | | |
| 2 | 000100 | C | RES | 100 | 0007 | RM | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.60 | 2,000.00 | 1,200.00 | 120,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 303,000 Market: 0 Agricultural: 0 Common: 303,000 PRINTED 07/09/2026 BY SYS