



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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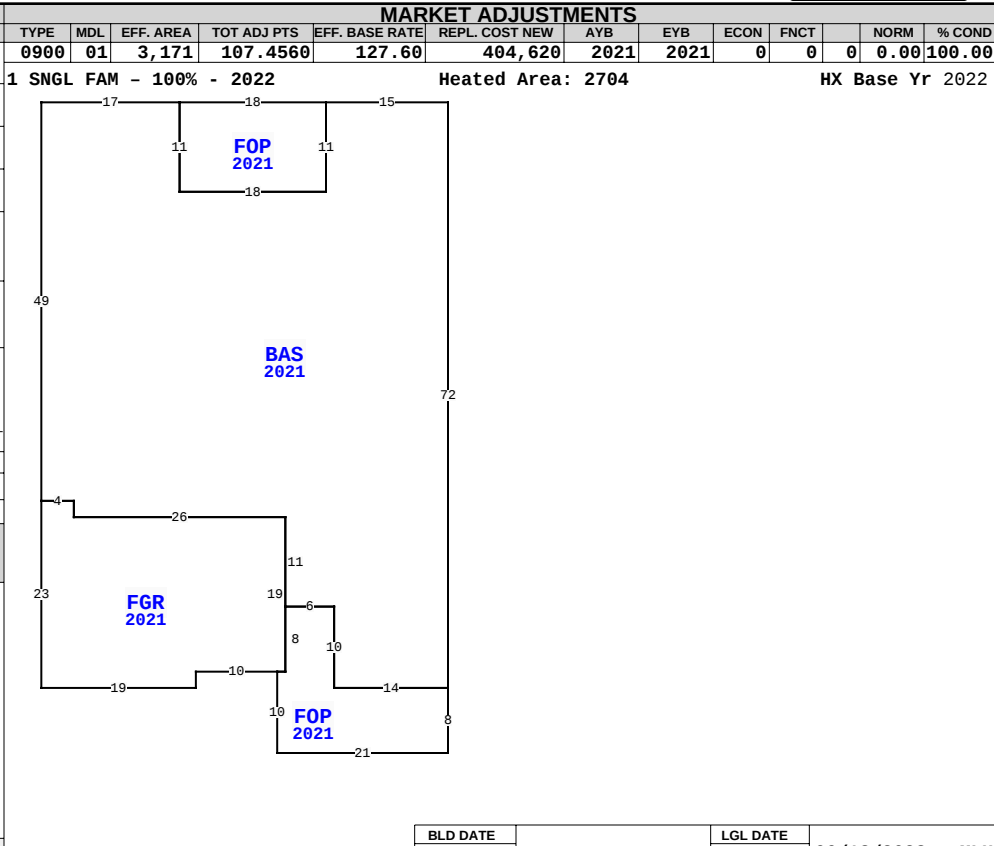
NEIGHBORHOOD/LOC	4077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2,704	345,030
FGR	616	55	339	43,256
FOP	198	30	59	7,528
FOP	230	30	69	8,804
TOTALS	3,748		3,171	404,620

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0855	CONC PAVER	0	100	0	0			1,134.00	SF	10.00	2021	2021	3	100	11,340
2	0855	CONC PAVER	0	100	0	0			36.00	SF	10.00	2021	2021	3	100	360

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C



85162 MAJESTIC WALK CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																11,700
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

TOTAL OB/XF																11,700
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		404,620			
TOTAL MARKET OB/XF VALUE		11,700			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		491,320			
SOH/AGL Deduction		118,631			
ASSESSED VALUE		372,689			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		322,689			
TOTAL JUST VALUE		491,320			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		396,687			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018055	CO ISSUED	0	12/30/2021
21004761	NEW CONSTR	397,418	05/04/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2567/0191	12/30/2021	SW	U	I	11
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: COLLINS-MINKEL RYAN					
2531/0666	12/30/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: COLLINS-MINKEL RYAN					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2021] W15 FOP=[YR=2021] W18 S11 E18 N11\$ S11 W18 N11 W17 S49 FGR=[YR=2021] S23 E19 N2 E10 FOP=[YR=2021] S10 E21 N8 W14 N10 W6 S8 W1\$ E1 N19 W26 N2 W4\$ E4 S2 E26 S11 E6 S10 E14 N72\$.															