LOT 6
ESMT OR 1462/58
ESMT PT OR 1521/1562

**AUSTIN MICHAEL R JR & ROBIN FRANCES**
85142 MAJESTIC WALK CIR
FERNANDINA BEACH, FL 32034

**2023**

**13-2N-27-0720-0006-0000**

## BUILDING CHARACTERISTICS

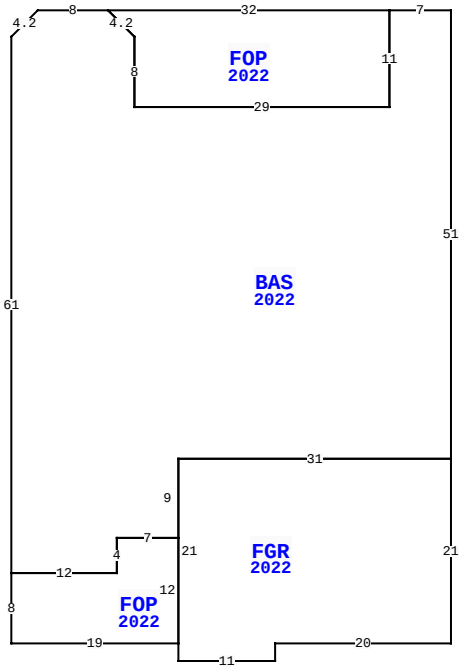
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4077.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,441 | 100 | 2,441 | 361,756 |
| FGR | 673 | 55 | 370 | 54,834 |
| FOP | 180 | 30 | 54 | 8,003 |
| FOP | 324 | 30 | 97 | 14,375 |
| TOTALS | 3,618 | | 2,962 | 438,968 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,962 | 124.8038 | 148.20 | 438,968 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2441 HX Base Yr 2023




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

85142 MAJESTIC WALK CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 438,968 |
| TOTAL MARKET OB/XF VALUE | | 31,990 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 545,958 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 545,958 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 495,958 |
| TOTAL JUST VALUE | | 545,958 |
| NCON VALUE | | 470,958 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22014710 | CO ISSUED | 0 | 09/27/2022 |
| 21008242 | NEW CONSTR | 369,576 | 09/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2596/1597 | 10/04/2022 | WD | Q | I | 01 | 695,900 |
| GRANTOR: RIVERSIDE HOMES OF NO | | | | | | |
| GRANTEE: AUSTIN MICHAEL ROBE | | | | | | |
| 2457/1754 | 4/30/2021 | SW | Q | V | 05 | 3,319,000 |
| GRANTOR: AW VENTURE I LLC ET A | | | | | | |
| GRANTEE: RIVERSIDE HOMES OF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W7 FOP=[YR=2022] W32 R3 D3 S8 E29 N11$ S11 W29 N8 L3 U3 W8 L3 D3 S61 FOP=[YR=2022] S8 E19 FGR=[YR=2022] S2 E11 N2 E20 N21 W31 S21$ N12 W7 S4 W12$ E12 N4 E7 N9 E31 N51$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,045.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 10,450 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 2,064.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 20,640 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 100 | 900 | |

## LAND DESCRIPTION

TOTAL OB/XF 31,990

| 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 | 000136 | C | SFR INT | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 02/07/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS