

SYKES ROBERT E JR & GLENNIS P
85194 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0017-0000



BUILDING CHARACTERISTICS

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

ELEMENTCDCONSTRUCTIONTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBEECONFNCTNORM% CONDV0900012,596114.3360135.77352,45920162016002.5097.50

Exterior WallHardie Brd 100Roof StructureIrregular 100Roof CoverComp Shngl 100Interior WallDrywall 100Interior FloorClay Tile 70Interior FloorCarpet 30Air ConditionCentral 100Heating TypeAIR DUCTED 100Bedrooms3 100Bathrooms2.5 100FrameWOOD FRAME 100StoriesUnits1. 1. 100
0 100OccupancyNONE 100Quality03 Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4077.00AREATYPETOTAL GROSS AREAPCT OF BASETOTADJ AREASUBAREA MARKET VALUEBAS2,2821002,282302,081FGR4205523130,579FOP8030243,177FOP19830597,810TOTALS2,9802,596343,648EXTRA FEATURESBLDDATE12/02/2016KKLGLDATEAG DATE06/13/2023MLU

L NOB/XFCODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ % CONDOB/XF MKT VALUENOTES10812CONCRETE C0100001,262.00SF4.004.00100201620163974,89720810CONCRETE A010022366.00SF6.506.501002016201639741630910SCRN RM L01002018360.00SF15.0015.00100201820183864,64440855CONC PAVER01002018360.00SF10.0010.00100201820183983,52850462ST/AL FNC01001684672.00SF10.0010.00100201820183906,04860463FENCE GATE0100002.00UT300.00300.0010020182018395570

LAND DESCRIPTIONTOTAL OB/XF20,103LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LNDS UTSTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEREP.LND VLUEREPL.COST NEWAYBEYBEECONFNCTNORM% CONDV0900012,596114.3360135.77352,45920162016002.5097.50

Review Date 04/09/2019 BY TWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

VALUATION SUMMARY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE343,648TOTAL MARKET OB/XF VALUE20,103TOTAL LAND VALUE - MARKET75,000TOTAL MARKET VALUE438,751SOH/IAGL Deduction158,470ASSESSED VALUE280,281TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE230,281TOTAL JUST VALUE438,751NON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE350,147SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2088/019211/29/2016SWQI01337,000GRANTOR: AVATAR PROPERTIES INCGRANTEE: SYKES ROBERT EDWARD1974/02804/13/2015SWUV373,829,500GRANTOR: AW VENTURE I LLCGRANTEE: AVATAR PROPERTIES IBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2016] W29 FOP=[YR=2016] W18 S11 E18 N11\$ S11 W18N11 W12 S53 E6 S1 E13 N1 FOP=[YR=2016] E20 N4 W20 S4\$ N4 E20N4 FGR=[YR=2016] E20 N21 W20 S21\$ N21 E20 N24\$.REVIEW DATE 04/09/2019 BY TWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS