

LOT 19
IN OR 1646/1442
ESMT PT OR 1521/1562

JOHNSON RAYMOND H & KAREN K
85184 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	290,190
FGR	734	55	404	50,425
FOP	40	30	12	1,498
FOP	140	30	42	5,243
TOTALS	3,239		2,783	347,355

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,184.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	736.00	SF	7.25	7.25	
4	0911	SCRN RM A	0	100	0	0	487.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,783	112.4160	133.49	371,503	2009	2009	0	0	6.50	93.50
1 SNGL FAM - 100% - 2010 Heated Area: 2325 HX Base Yr 2010											
85184 MAJESTIC WALK BLVD, FERNANDINA BEACH											

BLD DATE	09/29/2009	RK	LGL DATE	06/13/2023	MLU
XF DATE	09/29/2009	RK	LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF											
39,700											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						347,355					
TOTAL MARKET OB/XF VALUE						39,700					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						462,055					
SOH/AGL Deduction						209,804					
ASSESSED VALUE						252,251					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						202,251					
TOTAL JUST VALUE						462,055					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						369,866					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21918	ELEC OTHER	2,000	07/01/2009
M14664	MECH OTHER	0	07/01/2009
P13796	OTHER	0	06/01/2009
C0922523	CO ISSUED	0	05/01/2009
B22523	NEW CONSTR	213,246	05/01/2009
R11896	REPAIR/RRF	5,500	05/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1646/1442	10/29/2009	WD	Q	I	01	246,000	
GRANTOR: WOODSIDE AMELIA LAKES							
GRANTEE: JOHNSON RAYMOND H &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2009] W26 FOP=[YR=2009] N10 W14 S10 E14 \$ W30 S49 E12 FOP=[YR=2009] S4 E10 N4 W10 \$ E19 FGR=[YR=2009] S8 E30 N23 W5 N4 W11 S4 W14 S15 \$ N15 E14 N4 E11 N30 \$.											