

LOT 24
IN OR 2024/992
ESMT PT OR 1521/1562

YOUNG TRAVIS R & RACQUEL S
85166 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0024-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,566	100	1,566	189,023
FGR	753	55	414	49,972
FOP	126	30	38	4,587
FOP	150	30	45	5,432
FUS	1,249	100	1,249	150,760

TOTALS	3,844	3,312	399,774
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	109.2960	129.79	429,864	2008	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2019 Heated Area: 2815 HX Base Yr 2019											

85166 MAJESTIC WALK BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0 100	0 0	1,192.00	SF	4.00	4.00	100	2008	2008	3	90	4,291	

LAND DESCRIPTION		TOTAL OB/XF 7,546													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,774	
TOTAL MARKET OB/XF VALUE		7,546	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		482,320	
SOH/AGL Deduction		159,799	
ASSESSED VALUE		322,521	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		272,521	
TOTAL JUST VALUE		482,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21494	CO ISSUED	255,420	10/30/2008
E20876	ELEC OTHER	2,000	06/01/2008
M13934	MECH OTHER	0	06/01/2008
R11312	REPAIR/RRF	6,580	06/01/2008
B21494	NEW CONSTR	255,420	06/01/2008
P13255	OTHER	0	06/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2024/0992	1/19/2016	WD Q	I	02	
GRANTOR: HOLDEN CHARLES III & GRANTEE: YOUNG TRAVIS R & RA					
1767/0883	11/08/2011	QC U	I	11	100
GRANTOR: HOLDEN AMY GRANTEE: HOLDEN CHARLES III					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] U3 L3 W9 D3 L3 W1 FOP=[YR=2008] N10 W15 S10 E15 \$ W15 U3 L3 W7 D3 L3 S36 FOP=[YR=2008] S6 E23 FGR=[YR=2008] S13 E21 N2 E12 N21 W27 N3 W6 S13 \$ N5 W12 N1 W11 \$ E11 S1 E12 N8 E6 S3 E15 N8 E1 N6 W1 N18 \$ PTR= E30 FUS=[YR=2008] E44 S29 W20 N8 W13 S15 W11 N36 \$ W30 \$.	