LOT 28
IN OR 1698/605
ESMT PT OR 1521/1562

FARIA LIGIA A
85154 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

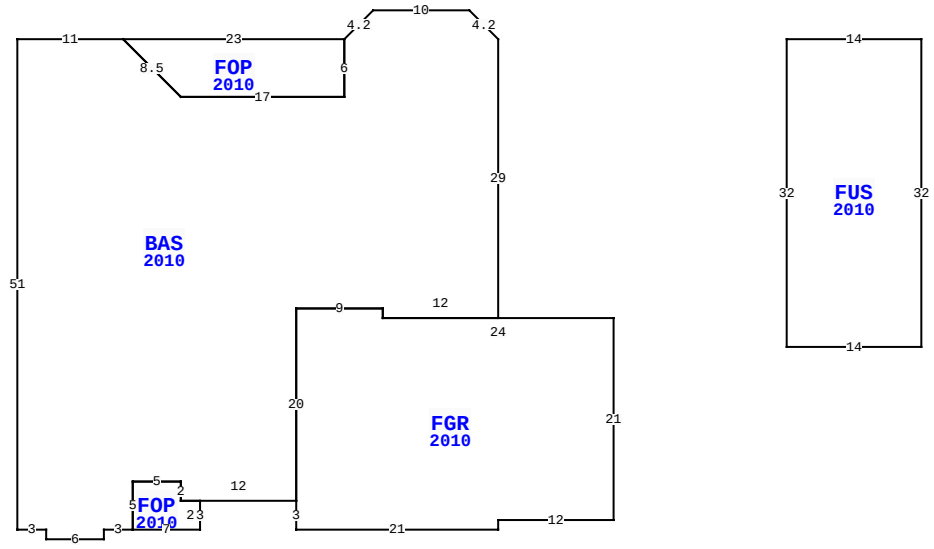
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,943	100	1,943	249,435
FGR	723	55	398	51,094
FOP	31	30	9	1,155
FOP	120	30	36	4,622
FUS	448	100	448	57,512
TOTALS	3,265		2,834	363,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,834	115.0080	136.57	387,039	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2011 Heated Area: 2391 HX Base Yr 2011



85154 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,817
TOTAL MARKET OB/XF VALUE		4,328
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		443,145
SOH/AGL Deduction		215,533
ASSESSED VALUE		227,612
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,612
TOTAL JUST VALUE		443,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23469	CO ISSUED	0	07/27/2010
M15285	H/AC	0	05/01/2010
P14242	OTHER	0	04/01/2010
B23469	NEW CONSTR	314,224	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1698/0605	9/03/2010	WD	Q	I	01	250,000

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: FARIA LIGIA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U3 L3 W10 D3 L3 FOP=[YR=2010] W23 D6 R6 E17 N6 $ S6 W17 U6 L6 W11 S51 E3 S1 E6 N1 E3 FOP=[YR=2010] E7 N3 W2 N2 W5 S5 $ N5 E5 S2 E12 FGR=[YR=2010] S3 E21 N1 E12 N21 W24 N1 W9 S20 $ N20 E9 S1 E12 N29 $ PTR= E30
FUS=[YR=2010] E14 S32 W14 N32 $ W30 $.

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	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00	4.00	100	2010	2010	3	92	4,328	

LAND DESCRIPTION

TOTAL OB/XF 4,328

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS