

LOT 31
IN OR 2140/446
ESMT PT OR 1521/1562

HOWARD GLEN DAVID & DEBORAH A
85142 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0031-0000



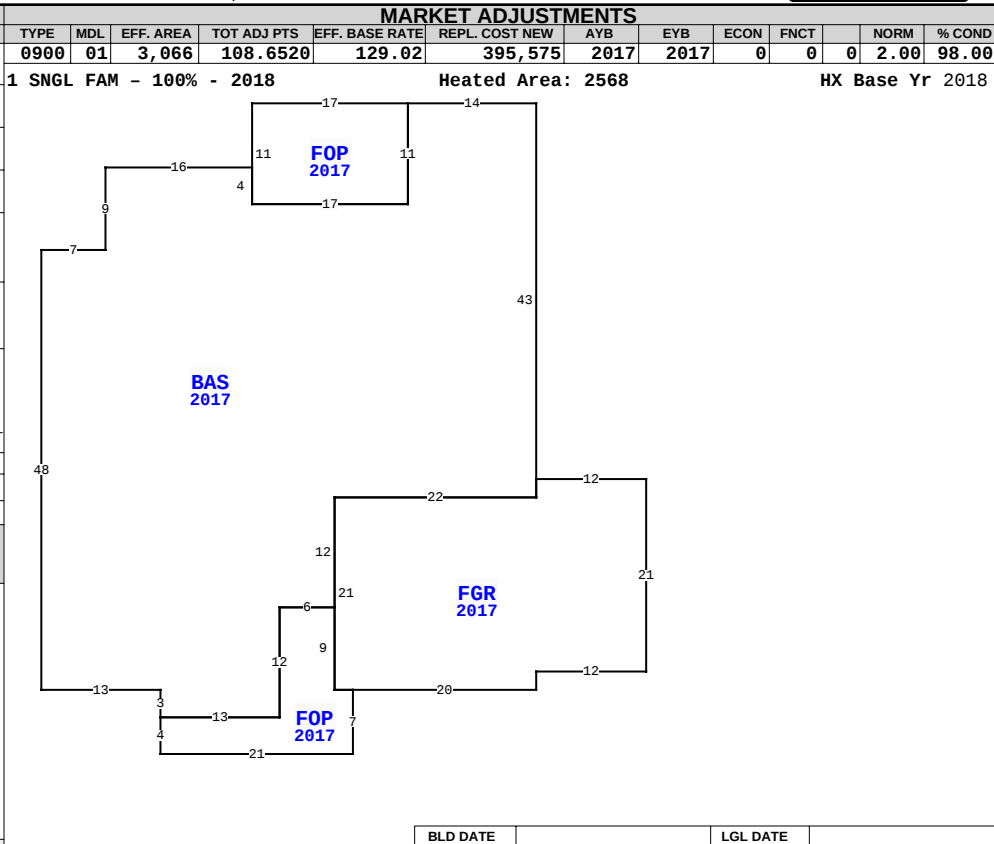
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,568	100	2,568	324,697
FGR	714	55	393	49,691
FOP	162	30	49	6,196
FOP	187	30	56	7,081
TOTALS	3,631		3,066	387,664

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,504.00	SF	4.00	4.00	100	2017

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



TOTAL OB/XF											
5,836											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		387,664	
TOTAL MARKET OB/XF VALUE		5,836	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		468,500	
SOH/AGL Deduction		171,387	
ASSESSED VALUE		297,113	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		247,113	
TOTAL JUST VALUE		468,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002683	CO ISSUED	0	03/30/2017
B1632807	NEW CONSTR	330,000	08/08/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2140/0446	8/03/2017	SW	Q	I	01
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: HOWARD GLEN DAVID &					
1974/0280	4/13/2015	SW	U	V	37
GRANTOR: AW VENTURE I LLC					
GRANTEE: AVATAR PROPERTIES I					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 FOP=[YR=2017] W17 S11 E17 N11\$ S11 W17 N4 W16 S9 W7 S48 E13 S3 FOP=[YR=2017] S4 E21 N7 FGR=[YR=2017] E20 N2 E12 N21 W12 S2 W22 S21 E2\$ W2 N9 W6 S12 W13\$ E13 N12 E6 N12 E22 N43\$.											