LOT 33
IN OR 2136/1250
ESMT PT OR 1521/1562

WOOD LOGAN & NORA
85136 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0033-0000

BUILDING CHARACTERISTICS

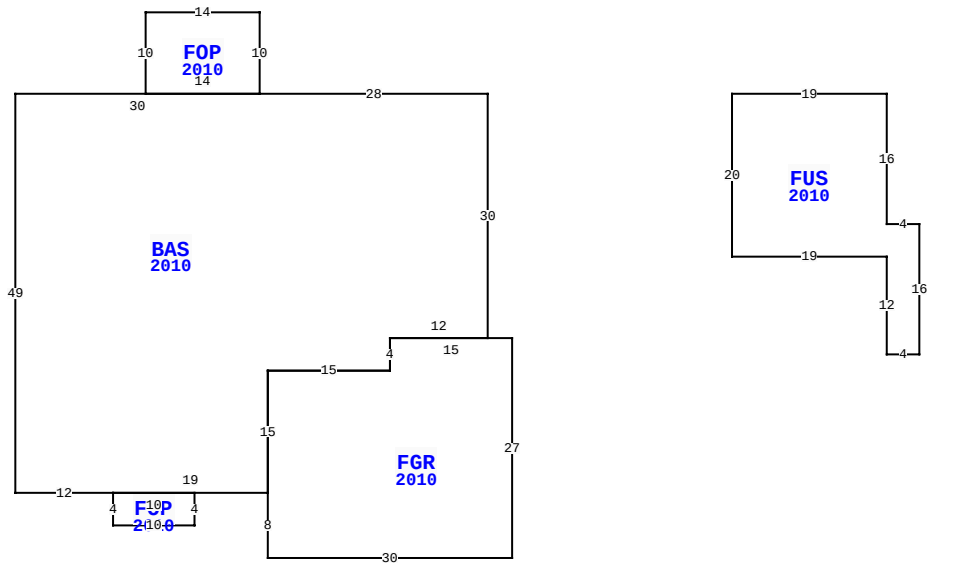
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,389	100	2,389	282,639
FGR	750	55	412	48,743
FOP	40	30	12	1,419
FOP	140	30	42	4,969
FUS	444	100	444	52,529
TOTALS	3,763		3,299	390,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,299	105.9840	125.86	415,212	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 2833 HX Base Yr 2018



85136 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,299
TOTAL MARKET OB/XF VALUE		4,284
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		469,583
SOH/AGL Deduction		169,070
ASSESSED VALUE		300,513
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,513
TOTAL JUST VALUE		469,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23487	CO ISSUED	0	08/01/2010
E22695	ELEC OTHER	0	06/01/2010
M15355	H/AC	0	05/01/2010
P14272	OTHER	0	05/01/2010
B23487	NEW CONSTR	360,554	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1250	7/28/2017	WD	Q	I	01	355,000
GRANTOR: LANAGHAN PATRICK L &						
GRANTEE: WOOD LOGAN & NORA (						
1696/0118	8/26/2010	WD	Q	I	01	264,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: LANAGHAN PATRICK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W28 FOP=[YR=2010] N10 W14 S10 E14 $ W30 S49
E12 FOP=[YR=2010] S4 E10 N4 W10 $ E19 FGR=[YR=2010] S8 E30
N27 W15 S4 W15 S15 $ N15 E15 N4 E12 N30 $ PTR=E30
FUS=[YR=2010] E19 S16 E4 S16 W4 N12 W19 N20 $ 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	1,164.00	SF	4.00	4.00	100	2010	2010	3	92	4,284	

LAND DESCRIPTION

TOTAL OB/XF 4,284

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

REVIEW DATE 04/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS