

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,960	100	1,960	249,821
FGR	727	55	400	50,984
FOP	84	30	25	3,187
FSP	246	40	98	12,491
FUS	2,588	100	2,588	329,865
TOTALS	5,605		5,071	646,347

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	1,113.00	SF	4.00	4.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	5,071	109.7250	130.30	660,751	2017	2017	0	0
1 SNGL FAM - 0% - 0									
Heated Area: 4548									
HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
85149 MAJESTIC WALK BLVD, FERNANDINA BEACH									
06/13/2023 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		646,347	
TOTAL MARKET OB/XF VALUE		4,318	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		725,665	
SOH/AGL Deduction		122,454	
ASSESSED VALUE		603,211	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		603,211	
TOTAL JUST VALUE		725,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		588,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005415	CO ISSUED	0	06/16/2017
B1633618	NEW CONSTR	551,366	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2375/0997	6/23/2017	SW	U	I	11
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: ENGLISH WILLIAM JOH					
2131/1144	6/23/2017	SW	U	I	98
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: ENGLISH WILLIAM JOH					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2017] W7 BAS=[YR=2017] W18 FSP=[YR=2017] W22 D3 L3 S7 E25 N10 \$ S10 W25 N7 U3 L3 W5 L3 D3 S7 W2 S30 E9 S12 E12 S2 E2 FOP=[YR=2017] E7 N12 W7 S12\$ N12 E7 S12 E2 N2 E11 N29 E5 N9 E2 N9 E6 N5\$ S5 W6 S9 W2 S9 W5 S22 E20 N45\$ PTR=[YR=2017] E30 FUS=[YR=2017] E6 N2 E11 S2 E46 S24 W22 S28 W13 N10 W7 S10 W14 N12 W9 N30 E2 N10\$ W30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0			0.00	0.00	1.00
TOTAL OB/XF 4,318									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0			0.00	0.00	1.00