



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		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	242,730
FGR	723	55	398	49,720
FOP	31	30	9	1,124
FOP	120	30	36	4,497
FUS	392	100	392	48,971

TOTALS	3,209		2,778	347,043
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,200.00	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	2,778	112.5120	133.61	371,169	2009	2009	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 2335 HX Base Yr 2021									

85163 MAJESTIC WALK BLVD, FERNANDINA BEACH	BLD DATE 02/02/2010	RK	LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		347,043	
TOTAL MARKET OB/XF VALUE		4,368	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		426,411	
SOH/AGL Deduction		184,203	
ASSESSED VALUE		242,208	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		192,208	
TOTAL JUST VALUE		426,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,374	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22640	CO ISSUED	0	11/01/2009
M14767	MECH OTHER	0	08/01/2009
E21973	ELEC OTHER	2,000	07/01/2009
P13855	OTHER	0	07/01/2009
B22640	NEW CONSTR	192,324	07/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2401/1351	10/19/2020	WD	Q	I	01
GRANTOR: LOTT CASEY D & ERIK L					
GRANTEE: THORNTON ANTHONY WA					
2303/1442	9/10/2019	WD	Q	I	01
GRANTOR: COGAN TIMOTHY J & CYN					
GRANTEE: LOTT CASEY D & ERIK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W11 FOP=[YR=2009] W23 S6 E17 U6 R6 \$ D6 L6 W17 N6 U3 L3 W10 D3 L3 S29 FGR=[YR=2009] W12 S21 E12 S1 E21 N23 W9 S1 W12 \$ E12 N1 E9 S20 E10 FOP=[YR=2009] S3 E7 N5 W5 S2 W2 \$ E2 N2 E5 S5 E3 S1 E6 N1 E3 N51 \$ PTR= E30 FUS=[YR=2009] E14 S28 W14 N28 \$ W30 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00