



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																	
Exterior Wall	31	HARDIE BRD 100	0900	01	2,827	109.3440	129.85	367,086	2014	2014	0	0	0	3.50	96.50	VALUATION BY STANDARD																
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2015										Heated Area: 2446																			
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2015																			
Interior Wall	05	DRYWALL 100											Tax Group: 4										Tax Dist:									
Interior Floor	14	CARPET 70											BUILDING MARKET VALUE										354,238									
Interior Floor	11	CLAY TILE 30											TOTAL MARKET OB/XF VALUE										5,286									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										75,000									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										434,524									
Bedrooms	4	100											SOH/AGL Deduction										171,706									
Bathrooms	2.5	100											ASSESSED VALUE										262,818									
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										HX HB WX 55,000									
Stories	1.	1. 100											BASE TAXABLE VALUE										207,818									
Units	0	100											TOTAL JUST VALUE										434,524									
Occupancy	00	NONE 100	NCON VALUE										0																			
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										351,910																			
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	2,446	100	2,446	306,497																												
FGR	460	55	253	31,702																												
FOP	85	30	26	3,258																												
FSP	256	40	102	12,781																												
TOTALS	3,247		2,827	354,238																												
EXTRA FEATURES					85201 MAJESTIC WALK BLVD, FERNANDINA BEACH																											
L N	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	0810	CONCRETE A	0 100	0 0	856.00	SF	6.50	6.50	100	2014	2014	3	95	5,286																		
BLD DATE: 06/13/2023 MLU																																
LGL DATE: 06/13/2023 MLU																																
LAND DATE: 06/13/2023 MLU																																
AG DATE: 06/13/2023 MLU																																
BUILDING NOTES																																
BUILDING DIMENSIONS																																
BAS=[YR=2014] W19 FSP=[YR=2014] W22 S8 D4 R4 E18 N12 \$ S12 W18 U4 L4 N8 W14 S60 E12 S2 E12 N9 FOP=[YR=2014] E11 FGR=[YR=2014] S7 E20 N23 W20 S16 \$ N10 W6 S5 W5 S5 \$ N5 E5 N5 E6 N6 E20 N37 \$.																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000															
REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																