LOT 149
IN OR 1999/1919
HAMPTON LAKES #1 PB 7/252

GALLAGHER LIVING TRUST/GALLAGHER JOHN S TRUSTEE
85098 MAJESTIC WALK CIRCLE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0149-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

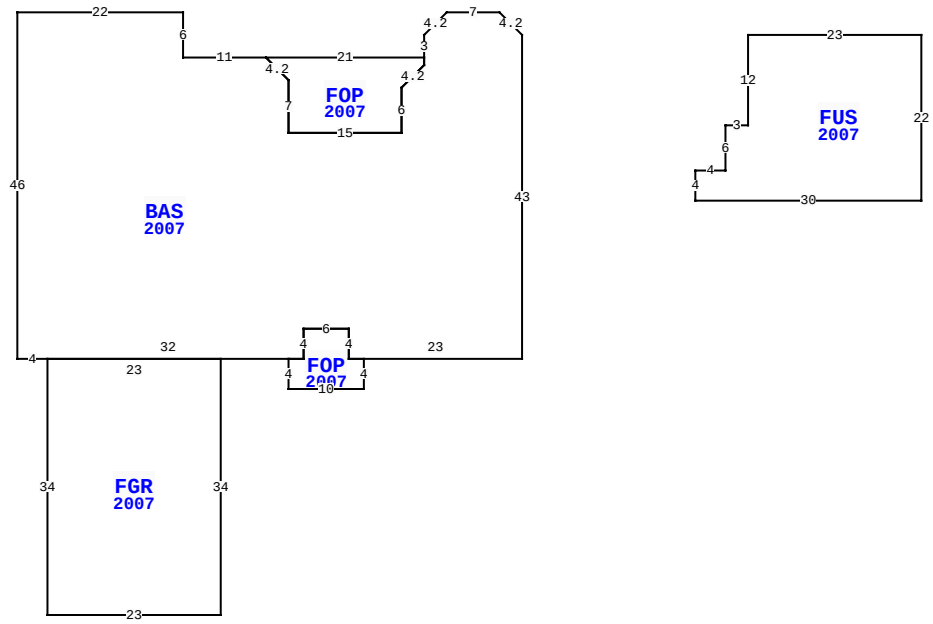
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,695	100	2,695	314,747
FGR	782	55	430	50,219
FOP	64	30	19	2,219
FOP	162	30	49	5,722
FUS	552	100	552	64,468
TOTALS	4,255		3,745	437,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,745	105.7500	125.58	470,297	2007	2007	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2011 Heated Area: 3247 HX Base Yr 2011



BLD DATE	01/09/2008	RK	LGL DATE
XF DATE	01/09/2008	RK	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85098 MAJESTIC WALK CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,376
TOTAL MARKET OB/XF VALUE		47,636
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		560,012
SOH/AGL Deduction		263,674
ASSESSED VALUE		296,338
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,338
TOTAL JUST VALUE		560,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23485	SWIM POOL	48,460	04/01/2010
B0618725	NEW CONSTR	0	12/01/2006
C18725	CO ISSUED	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1919	8/24/2015	WD	U	I	11	100
GRANTOR: GALLAGHER JOHN S & TE						
GRANTEE: GALLAGHER LIVING TR						
1630/1850	7/10/2009	WD	Q	I	01	349,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: GALLAGHER JOHN S &						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0	100	0	0	1,100.00	SF	10.00	10.00	100	2007	2007	3	89	9,790	
3	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2007	2007	3	52	1,872	
4	0475	VF 4 SBPL	0	100	0	0	15.00	LF	14.00	14.00	100	2007	2007	3	74	155	
5	0861	POOL GUNIT	0	100	0	0	361.00	SF	85.00	85.00	100	2010	2010	3	64	19,638	
6	0910	SCRN RM L	0	100	0	0	945.00	SF	15.00	15.00	100	2010	2010	3	50	7,088	
7	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00	10.00	100	2010	2010	3	92	5,373	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500	

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W7 D3 L3 S3 FOP=[YR=2007] W21 D3 R3 S7 E15 N6 U3 R3 N1 $ S1 L3 D3 S6 W15 N7 U3 L3 W11 N6 W22 S46 E4 FGR=[YR=2007] S34 E23 N34 W23 $ E32 FOP=[YR=2007] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E23 N43 $ PTR= E30 FUS=[YR=2007] E23 S22 W30 N4 E4 N6 E3 N12 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 47,636

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS