



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,212	100	3,212	381,824
FGR	712	55	392	46,599
FOP	114	30	34	4,042
FOP	320	30	96	11,412
TOTALS	4,358		3,734	443,875

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,734	102.1500	121.30	452,934	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020 Heated Area: 3212 HX Base Yr											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
85021 MAJESTIC WALK BLVD, FERNANDINA BEACH, FL 32034 06/13/2023 MLU											

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	1,664.00	SF	10.00	10.00	100	2018	2018	3	98
2	0861	POOL GUNIT	0 100	0	0	418.00	SF	85.00	85.00	100	2022	2022	3	100
3	0855	CONC PAVER	0 100	0	0	909.00	SF	10.00	10.00	100	2022	2022	3	100
4	0911	SCRN RM A	0 100	0	0	1,327.00	SF	17.50	17.50	100	2022	2022	3	100
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		443,875	
TOTAL MARKET OB/XF VALUE		86,150	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		605,025	
SOH/AGL Deduction		160,668	
ASSESSED VALUE		444,357	
TOTAL EXEMPTION VALUE		13	444,357
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		605,025	
NCON VALUE		69,843	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008223	SWIM POOL	93,430	05/26/2022
18010845	CO ISSUED	0	10/29/2018
18000229	NEW CONSTR	417,181	01/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/1096	5/31/2019	SW	Q	I	01	420,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MEYER DAVID J & STE						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2018] W13 FOP=[YR=2018] N10 W32 S10 E32\$ W52 S60 E12 S6 E13 FOP=[YR=2018] S2 E10 N10 FGR=[YR=2018] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S13 W2 \$ E2 N13 E6 N16 E32 N37\$.														