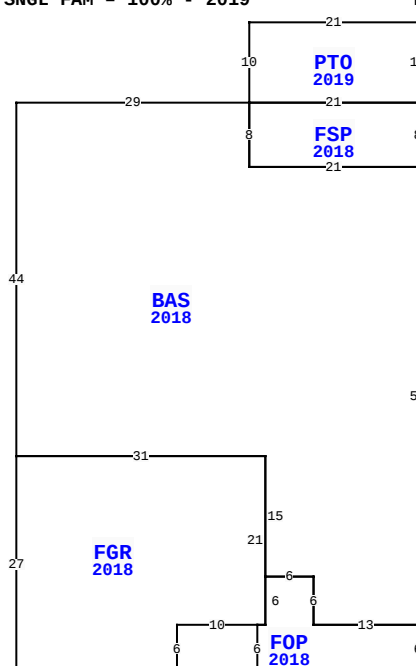


MAHER GREGORY & KHRYSTLE ANNETTE
85089 MAJESTIC WALK
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0054-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0900	01	2,943	108.8520	129.26		380,412	2018	2018		0		0	1.50	98.50															
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2019										Heated Area: 2395										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 60																																					
Interior Floo	14	CARPET 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	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	2,395	100	2,395	304,934																																			
FGR	771	55	424	53,984																																			
FOP	156	30	47	5,984																																			
FSP	168	40	67	8,530																																			
PTO	210	5	10	1,274																																			
TOTALS		3,700		2,943	374,706																																		
EXTRA FEATURES										85089 MAJESTIC WALK BLVD, FERNANDINA										BLD DATE 06/13/2023 MLU																			
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	0812	CONCRETE C	0 100	0	0	1,521.00	SF	4.00	4.00	100	2018	2018	3	98	5,962																								
2	0462	ST/AL FNC	0 100	132	4	528.00	SF	10.00	10.00	100	2018	2018	3	90	4,752																								
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																								
4	0911	SCRN RM A	0 100	0	0	210.00	SF	17.50	17.50	100	2019	2019	3	90	3,308																								
LAND DESCRIPTION																	TOTAL OB/XF 14,592																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						