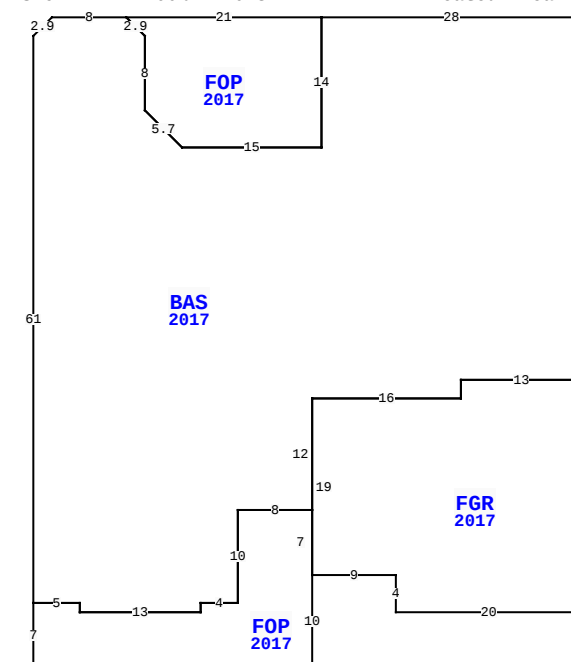


BAILEY COREY F & CORLEY H
85106 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0057-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	31	HARDIE BRD 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Roof Structur	03	GABLE/HIP 100								0900	01	3,246	106.8120	126.84	411,723	2017	2017	0	0	0	2.00	98.00																	
Roof Cover	05	COMP SHNGL 100								1 SNGL FAM - 100% - 2023										Heated Area: 2724										HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																																					
Interior Floor	11	CLAY TILE 70																																					
Interior Floor	14	CARPET 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	00	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	2,724	100	2,724	338,602																																			
FGR	657	55	361	44,873																																			
FOP	260	30	78	9,696																																			
FOP	277	30	83	10,317																																			
TOTALS		3,918		3,246	403,489																																		
EXTRA FEATURES										85106 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	0812	CONCRETE C	0 100	0	0	1,716.00	SF	4.00	4.00	100	2017	2017	3	97	6,658																								
LAND DESCRIPTION										TOTAL OB/XF										6,658																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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																						
REVIEW DATE 08/10/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							