



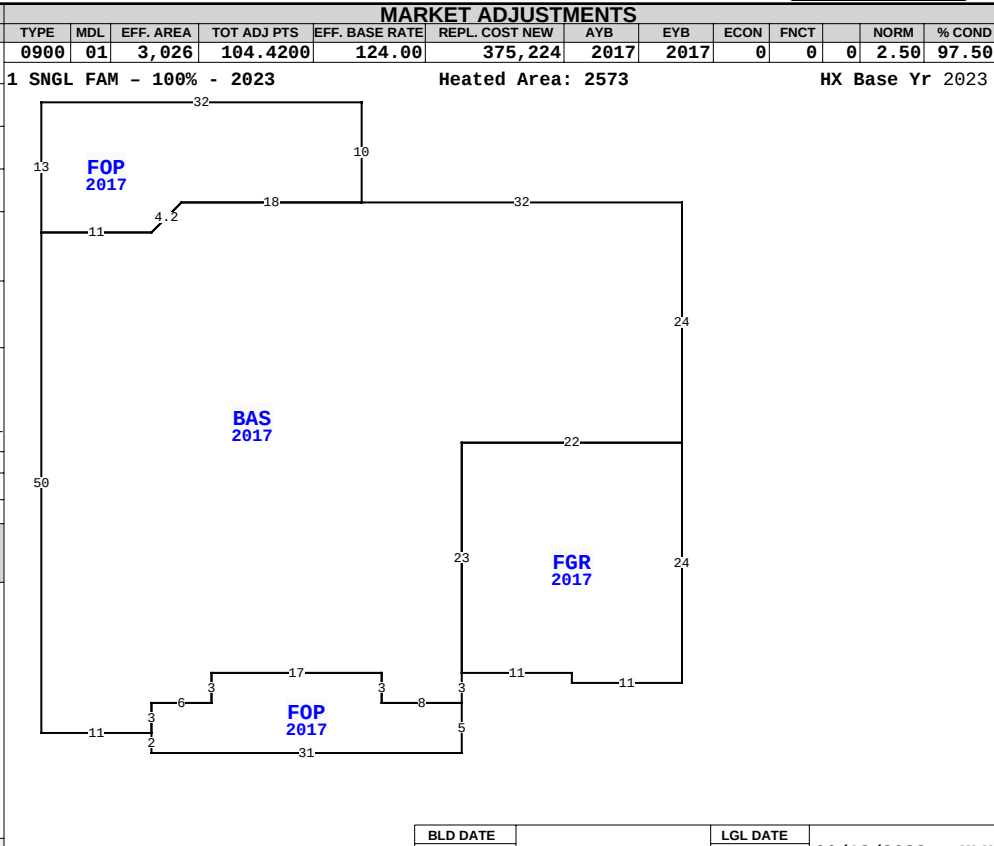
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,573	100	2,573	311,076
FGR	517	55	284	34,336
FOP	206	30	62	7,496
FOP	358	30	107	12,936
TOTALS	3,654		3,026	365,843

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	0855	CONC PAVER	0 100	0 0	1,363.00	SF	10.00	10.00	100	2017	2017	3	97	13,221	

LAND DESCRIPTION			TOTAL OB/XF 13,221													
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
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



85068 MAJESTIC WALK BLVD, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				365,843	
TOTAL MARKET OB/XF VALUE				13,221	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				454,064	
SOH/AGL Deduction				0	
ASSESSED VALUE				454,064	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				404,064	
TOTAL JUST VALUE				454,064	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				368,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010529	CO ISSUED	0	11/29/2017
17005319	NEW CONSTR	352,600	06/14/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2636/1351	5/04/2023	LE U	I	I	11
GRANTOR: DEFILIPPO CHARLES P & GRANTEE: ROUSH MARIA JEAN					
2553/0893	4/01/2022	WD Q	I	01	525,000
GRANTOR: SERB DOUGLAS R & LISA GRANTEE: DEFILIPPO CHARLES P					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2017] W32 FOP=[YR=2017] N10 W32 S13 E11 U3 R3 E18\$ W18 D3 L3 W11 S50 E11 FOP=[YR=2017] S2 E31 N5 W8 N3 W17 S3 W6 S3\$ N3 E6 N3 E17 S3 E8 N3 FGR=[YR=2017] E11 S1 E11 N24 W22 S23\$ N23 E22 N24\$.					