



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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		0 100
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	2,401	100	2,401	305,958
FGR	833	55	458	58,362
FOP	156	30	47	5,989
FSP	168	40	67	8,538
PTO	210	5	10	1,275
TOTALS	3,768		2,983	380,122

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVR	0 100	0	0	1,856.00	SF	10.00	
2	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	
3	0911	SCRN RM A	0 100	0	0	220.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100			0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,983	108.9460	129.37	385,911	2018	2018	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2401 HX Base Yr 2022									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
85050 MAJESTIC WALK BLVD, FERNANDINA BEACH									
06/13/2023 MLU									

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
380,122									
TOTAL MARKET OB/XF VALUE									
28,404									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
483,526									
SOH/AGL Deduction									
169,215									
ASSESSED VALUE									
314,311									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
264,311									
TOTAL JUST VALUE									
483,526									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
384,241									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014383	ADDITION	6,586	10/19/2021
18001042	CO ISSUED	0	01/31/2018
17005484	NEW CONSTR	0	06/20/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2466/0725	5/26/2021	WD	Q	I	01	440,000	
GRANTOR: BATTS JEFFREY L & LIN							
GRANTEE: ROBERTSON JAMES W &							
2175/0198	1/31/2018	SW	Q	I	02	358,000	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: BATTS JEFFREY L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W29 PTO=[YR=2018] N10 W21 S10 FSP=[YR=2018] S8 E21 N8 W21\$ E21 \$ W21 S63 FOP=[YR=2018] S6 E20 N6 FGR=[YR=2018] E10 S6 E20 N29 W31 S23 E1\$ W1 N6 W6 S6 W13\$ E13 N6 E6 N17 E31 N40\$.									