

**FOSTER TREVOR & ADINA A L/E/
85038 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034**

24-2N-27-0721-0070-0000

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								0500	01	3,363	116.8860	166.56	560,141	2018	2018		0	0	1.50	98.50	VALUATION BY								STANDARD								
Roof Structure	03	GABLE/HIP 100								1 SFR CUST - 100% - 2019										Heated Area: 2806										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	11	CLAY TILE 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		04	Quality Level 04																																				
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	2,806	100	2,806	460,356																																			
FGR	748	55	411	67,429																																			
FOP	204	30	61	10,008																																			
FOP	256	30	77	12,633																																			
FST	15	55	8	1,312																																			
TOTALS		4,029		3,363	551,739																																		
EXTRA FEATURES										85038 MAJESTIC WALK BLVD, FERNANDINA BEACH										BLD DATE 06/13/2023 LGL 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	0855	CONC PAVER	0 100	0	0	1,618.00	SF	10.00	10.00	100	2018	2018	3	98	15,856																								
2	0911	SCRN RM A	0 100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	86	17,157																								
3	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2018	2018	3	90	36,720																								
4	0855	CONC PAVER	0 100	0	0	660.00	SF	10.00	10.00	100	2018	2018	3	98	6,468																								
5	0462	ST/AL FNC	0 100	0	0	768.00	SF	10.00	10.00	100	2018	2018	3	90	6,912																								
LAND DESCRIPTION																	TOTAL OB/XF 83,113																						
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																						
REVIEW DATE 04/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							