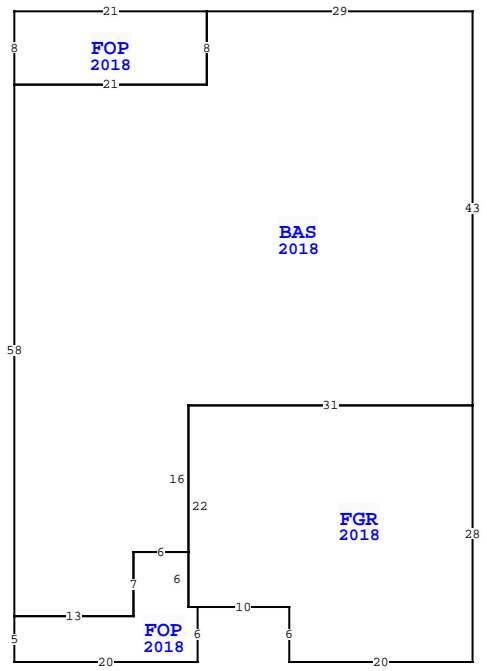


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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
BAS	2,377	100	2,377
FGR	802	55	441
FOP	143	30	43
FOP	168	30	50
TOTALS	3,490		2,911
			387,291

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,911	113.7400	135.07	393,189	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 100% - 2020 Heated Area: 2377 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			387,291
TOTAL MARKET OB/XF VALUE			26,684
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			488,975
SOH/AGL Deduction			160,206
ASSESSED VALUE			328,769
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			278,769
TOTAL JUST VALUE			488,975
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			392,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009368	CO ISSUED	0	09/14/2018
18003944	NEW CONSTR	331,339	04/18/2018
18009848	SCRN ENCL	0	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/0252	9/14/2018	SW	Q	I	02	342,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LANE STEVEN J & VAL						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES																
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		10.00	10.00	100	2018	2018	3	98	16,895	
2	0462	ST/AL FNC	0	100	138	4		10.00	10.00	100	2018	2018	3	90	4,968	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2018	2018	3	95	570	
4	0910	SCRN RM L	0	100	17	10		15.00	15.00	100	2018	2018	3	86	2,193	
5	0855	CONC PAVER	0	100	21	10		10.00	10.00	100	2018	2018	3	98	2,058	
TOTALS															26,684	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
85014 MAJESTIC WALK BLVD, FERNANDINA BEACH	

LAND DESCRIPTION															TOTAL OB/XF									
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	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							