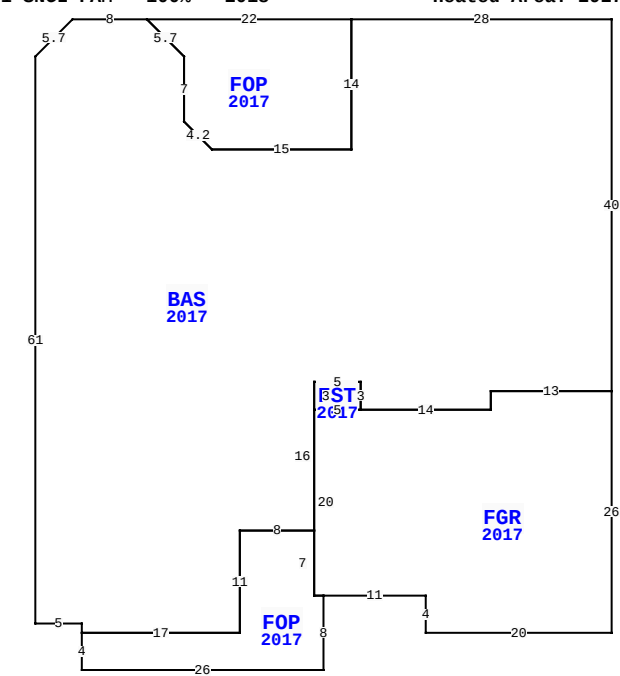


PARKER BRENT C & CYNTHIA E
85002 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0079-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION																				VALUATION SUMMARY												
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								0900	01	3,481	105.8920	125.75	437,736	2017	2017		0	0	2.00	98.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2018										Heated Area: 2927												
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																														
Interior Floo	11	CLAY TILE 70																														
Interior Floo	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	0	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	2,927	100	2,927	360,709																												
FGR	746	55	410	50,527																												
FOP	196	30	59	7,271																												
FOP	256	30	77	9,489																												
FST	15	55	8	986																												
TOTALS		4,140	3,481	428,981																												
EXTRA FEATURES										85002 MAJESTIC WALK BLVD, FERNANDINA BEACH										BLD DATE XF DATE RMC DATE												
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	LGL DATE LAND DATE AG DATE															
1	0812	CONCRETE C	0 100	0	0	1,609.00	SF	4.00	4.00	100	2017	2017	3	97	6,243		06/13/2023 MLU															
2	0861	POOL GUNIT	0 100	12	32	384.00	SF	85.00	85.00	100	2022	2022	3	100	32,640																	
3	0911	SCRN RM A	0 100	17	58	986.00	SF	17.50	17.50	100	2022	2022	3	100	17,255																	
4	0855	CONC PAVER	0 100	0	0	602.00	SF	10.00	10.00	100	2022	2022	3	100	6,020																	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000																	
LAND DESCRIPTION										TOTAL OB/XF										64,158												
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 01/03/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																