



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	31	HARDIE BRD 100	0900	01	3,171	107.4560	134.32	425,929	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022												Heated Area: 2704											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 60																								
Interior Floo	14	CARPET 40																								
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		0 100																								
Occupancy	00	NONE 100																								
Quality			03	Quality Level 03																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA			04																			
NEIGHBORHOOD/LOC			4077.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,704	100	2,704	361,385																						
FGR	616	55	339	45,306																						
FOP	198	30	59	7,885																						
FOP	230	30	69	9,222																						
TOTALS			3,748	3,171	423,799																					
EXTRA FEATURES			85162 MAJESTIC WALK CIR, FERNANDINA BEACH																							
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	1,134.00	SF	10.00	10.00	100	2021	2021	3	99	11,227											
2	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2021	2021	3	99	356											
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2024	2023		100	6,720											
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600											
5	0866	POOL FIBER	0 100	0	0	479.00	SF	72.00	72.00	100	2024	2023		100	34,488											
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000											
7	0855	CONC PAVER	0 100	0	0	821.00	SF	10.00	10.00	100	2024	2023		100	8,210											
TOTAL OB/XF 63,601																										
LAND DESCRIPTION																										
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 12/12/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																										