



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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		3 100
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	2,288	100	2,288	322,096
FOP	30	30	9	1,267
FSP	150	40	60	8,446
SFB	586	80	469	66,024
TOTALS	3,054		2,826	397,834

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	827.00	SF	10.00	10.00	8,105
2	0855	CONC PAVER	0	0	3	3	9.00	SF	10.00	10.00	88

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,826	114.3360	142.92	403,892	2019	2019	0	0	1.50	98.50
1 SNGL FAM - 0% - 2024 Heated Area: 2757 HX Base Yr											
85152 MAJESTIC WALK CIR, FERNANDINA BEACH, FL 32035											

TOTAL OB/XF											
8,193											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		397,834	
TOTAL MARKET OB/XF VALUE		8,193	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		481,027	
SOH/AGL Deduction		0	
ASSESSED VALUE		481,027	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		481,027	
TOTAL JUST VALUE		481,027	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		463,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C201102	CO ISSUED	0	02/05/2020
B1909882	NEW CONSTR	310,752	09/19/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2675/49	10/18/2023	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: MORRISSEY BRUCE JR					
2279/1081	6/05/2019	SW	Q	V	01
GRANTOR: AW VENTURE I LLC					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FSP=[YR=2019] W15 S10 E15 N10\$ S10 W15 N10 W16 S66 E13 N6 FOP=[YR=2019] E5 SFB=[YR=2019] S4 E9 S2 E20 N21 W24 S1 W5 S14\$ N6 W5 S6\$ N6 E5 N8 E5 N1 E24 N45\$.											