LOT 19
IN OR 1646/1442
ESMT PT OR 1521/1562

JOHNSON RAYMOND H & KAREN K
85184 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0019-0000

BUILDING CHARACTERISTICS

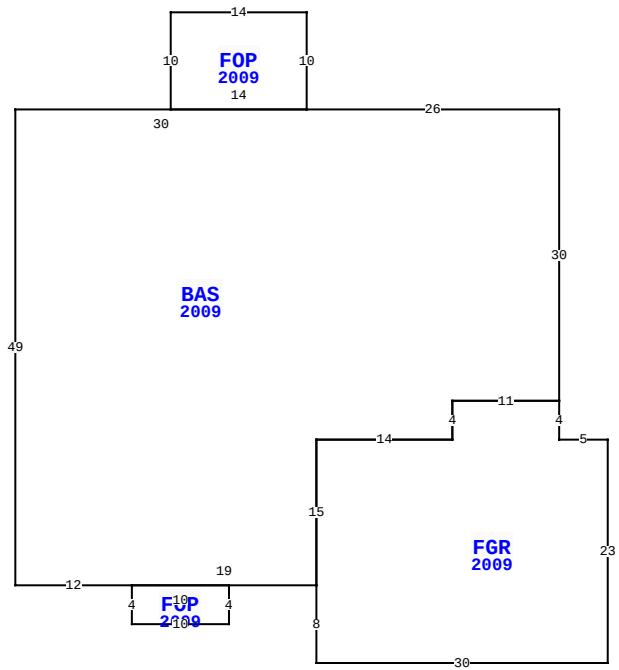
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,325	100	2,325	303,839
FGR	734	55	404	52,796
FOP	40	30	12	1,568
FOP	140	30	42	5,489
TOTALS	3,239		2,783	363,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,783	112.4160	140.52	391,067	2009	2009	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2010 Heated Area: 2325 HX Base Yr 2010



85184 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	09/29/2009	RK	LGL DATE	
XF DATE	09/29/2009	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,692
TOTAL MARKET OB/XF VALUE		38,369
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,061
SOH/AGL Deduction		217,242
ASSESSED VALUE		259,819
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,819
TOTAL JUST VALUE		477,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21918	ELEC OTHER	2,000	07/01/2009
M14664	MECH OTHER	0	07/01/2009
P13796	OTHER	0	06/01/2009
C0922523	CO ISSUED	0	05/01/2009
B22523	NEW CONSTR	213,246	05/01/2009
R11896	REPAIR/RRF	5,500	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1646/1442	10/29/2009	WD	Q	I	01	246,000

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: JOHNSON RAYMOND H &

BUILDING NOTES

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,184.00	SF	4.00	4.00	100	2009	2009	3	90	4,262	
2	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2015	2015	3	78	23,072	
3	0845	KOOL DECK	0	100	0	0	736.00	SF	7.25	7.25	100	2015	2015	3	95	5,069	
4	0911	SCRN RM A	0	100	0	0	487.00	SF	17.50	17.50	100	2015	2015	3	70	5,966	

BUILDING DIMENSIONS

BAS=[YR=2009] W26 FOP=[YR=2009] N10 W14 S10 E14 $ W30 S49 E12 FOP=[YR=2009] S4 E10 N4 W10 $ E19 FGR=[YR=2009] S8 E30 N23 W5 N4 W11 S4 W14 S15 $ N15 E14 N4 E11 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 38,369

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	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 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS