

LOT 20  
IN OR 1594/1757  
ESMT PT OR 1521/1562

HARDING JASON & HELEN  
85182 MAJESTIC WALK BLVD  
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0020-0000



| 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 50     |              |                      |
| Interior Floo            | 14               | CARPET 50        |              |                      |
| 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                      | 2,298            | 100              | 2,298        | 297,166              |
| FGR                      | 747              | 55               | 411          | 53,149               |
| FOP                      | 59               | 30               | 18           | 2,327                |
| FOP                      | 254              | 30               | 76           | 9,828                |
| PTO                      | 516              | 5                | 26           | 3,362                |
|                          |                  |                  |              |                      |
| TOTALS                   | 3,874            |                  | 2,829        | 365,832              |

| MARKET ADJUSTMENTS       |     |           |             |                |                |                   |      |                 |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM | % COND |
| 0900                     | 01  | 2,829     | 111.8400    | 139.80         | 395,494        | 2008              | 2008 | 0               | 0    | 0    | 7.50   |
| 1 SNGL FAM - 100% - 2009 |     |           |             |                |                | Heated Area: 2298 |      | HX Base Yr 2009 |      |      |        |

43

12

43

12

2.9

8

3.7

27

3.7

8

2.9

8

7

4.2

18

10

56

33

21

5

5

10

4.2

7

11

12

33

22

21

12

11

27

BLD DATE

04/13/2009

RKKB

XF DATE

LGL DATE

06/13/2023

MLU

LAND DATE