

STAHL MICHAEL WIRTH & PATRICIA LEE
85174 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0022-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3108HARDIE BRD 100
IRREGULAR 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 70
CARPET 30

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

31003100
WOOD FRAME 100

Stories
Units
Occupancy

1.0100
0100
NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4077.00

TOTALS

3,9643,323443,740

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100001,573.00SF4.004.00100201720173976,103

20866POOL FIBER010000160.00SF72.0072.00100201820183829,446

30845KOOL DECK010000412.00SF7.257.25100201820183972,897

40911SCRN RM A01002622572.00SF17.5017.50100201820183828,208

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000136CSFR INT100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE04/09/2019BYTWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,323109.5720136.96455,11820172017002.5097.50

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE443,740TOTAL MARKET OB/XF VALUE26,654TOTAL LAND VALUE - MARKET75,000TOTAL MARKET VALUE545,394SOH/AGL Deduction197,149ASSESSED VALUE348,245TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE298,245TOTAL JUST VALUE545,394NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE525,057

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CD SALE PRICE

2143/19278/25/2017SWQ1I02366,400

GRANTOR: AVATAR PROPERTIES INCGRANTEE: STAHL MICHAEL WIRTH1974/02804/13/2015SWUV373,829,500GRANTOR: AW VENTURE I LLCGRANTEE: AVATAR PROPERTIES I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] W22 D3 R3 S7 D4 R4 E15 N14\$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5 FOP=[YR=2017] S4 E26 N8 FGR=[YR=2017] E10 S4 E20 N25 W13 S2 W13 FST=[YR=2017] N3 W5 S3 E5\$ W5 S19 E1\$ W1 N7 W8 S11 W17\$ E17 N11 E8 N15 E5 S3 E13 N2 E13 N39\$.

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BLD DATEXF DATEAC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

1 SNGL FAM - 100% - 2018Heated Area: 2795HX Base Yr 2018

FOP 2017BAS 2017FGR 2017FST 2017