LOT 24
IN OR 2024/992
ESMT PT OR 1521/1562

YOUNG TRAVIS R & RACQUEL S
85166 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0024-0000

BUILDING CHARACTERISTICS

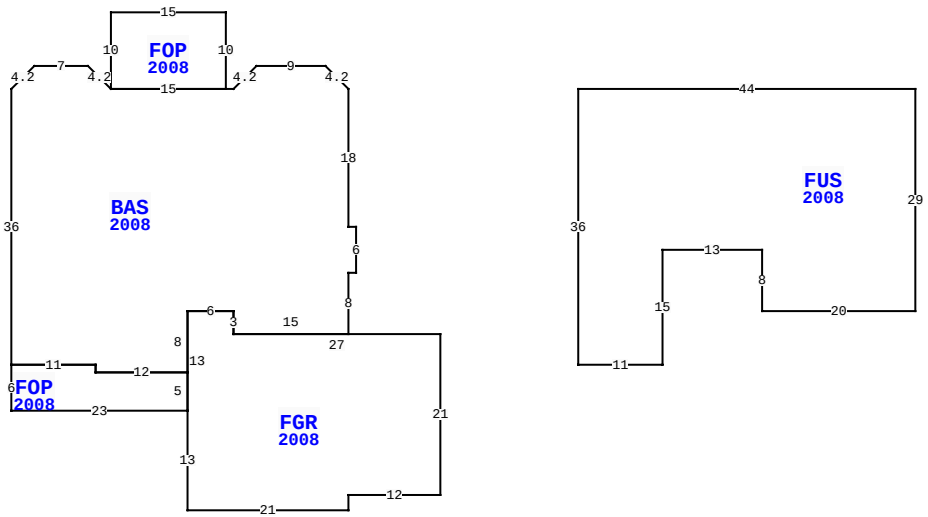
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,566	100	1,566	197,901
FGR	753	55	414	52,319
FOP	126	30	38	4,803
FOP	150	30	45	5,687
FUS	1,249	100	1,249	157,840
TOTALS	3,844		3,312	418,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,312	109.2960	136.62	452,485	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 2815 HX Base Yr 2019



85166 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,549
TOTAL MARKET OB/XF VALUE		7,464
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		501,013
SOH/AGL Deduction		168,816
ASSESSED VALUE		332,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,197
TOTAL JUST VALUE		501,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21494	CO ISSUED	255,420	10/30/2008
E20876	ELEC OTHER	2,000	06/01/2008
M13934	MECH OTHER	0	06/01/2008
R11312	REPAIR/RRF	6,580	06/01/2008
B21494	NEW CONSTR	255,420	06/01/2008
P13255	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0992	1/19/2016	WD	Q	I	02	299,000
GRANTOR: HOLDEN CHARLES III &						
GRANTEE: YOUNG TRAVIS R & RA						
1767/0883	11/08/2011	QC	U	I	11	100
GRANTOR: HOLDEN AMY						
GRANTEE: HOLDEN CHARLES III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W9 D3 L3 W1 FOP=[YR=2008] N10 W15 S10 E15 $ W15 U3 L3 W7 D3 L3 S36 FOP=[YR=2008] S6 E23 FGR=[YR=2008] S13 E21 N2 E12 N21 W27 N3 W6 S13 $ N5 W12 N1 W11 $ E11 S1 E12 N8 E6 S3 E15 N8 E1 N6 W1 N18 $ PTR= E30 FUS=[YR=2008] E44 S29 W20 N8 W13 S15 W11 N36 $ W30 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,192.00	SF	4.00	4.00	100	2008	2008	3	89	4,244	

LAND DESCRIPTION

TOTAL OB/XF 7,464

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS