LOT 25
IN OR 2070/1987
ESMT PT OR 1521/1562

**CRAWFORD STEVEN M & MELANIE K**
85164 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

**2024**

**13-2N-27-0720-0025-0000**

## BUILDING CHARACTERISTICS

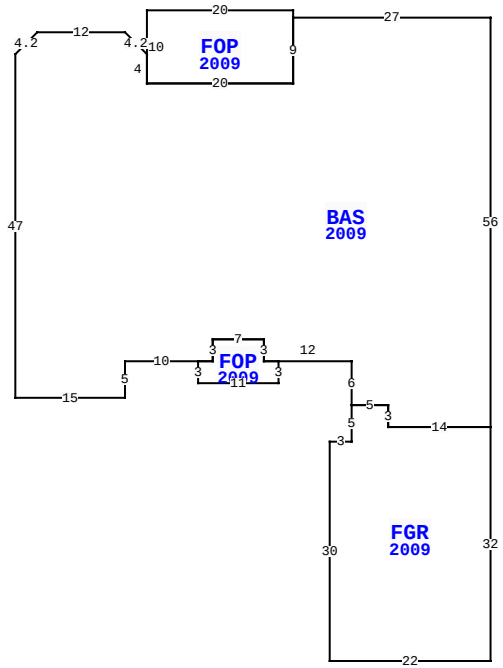
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 3,040 | 100 | 3,040 | 359,082 |
| FGR | 713 | 55 | 392 | 46,303 |
| FOP | 54 | 30 | 16 | 1,890 |
| FOP | 200 | 30 | 60 | 7,088 |
| TOTALS | 4,007 | | 3,508 | 414,362 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,508 | 101.6100 | 127.01 | 445,551 | 2009 | 2009 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SNGL FAM – 100% - 2017 Heated Area: 3040 HX Base Yr 2017




85164 MAJESTIC WALK BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | 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 | | 414,362 |
| TOTAL MARKET OB/XF VALUE | | 9,696 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 499,058 |
| SOH/AGL Deduction | | 197,283 |
| ASSESSED VALUE | | 301,775 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 251,775 |
| TOTAL JUST VALUE | | 499,058 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 480,819 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M14654 | MECH OTHER | 0 | 07/01/2009 |
| P13795 | OTHER | 0 | 06/01/2009 |
| C0922525 | CO ISSUED | 0 | 05/01/2009 |
| B22525 | NEW CONSTR | 260,700 | 05/01/2009 |
| R11898 | REPAIR/RRF | 6,720 | 05/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2070/1987 | 9/09/2016 | WD | Q | I | 02 | 347,000 |
| GRANTOR: CARLYLE KENT B & LANA | | | | | | |
| GRANTEE: CRAWFORD STEVEN M & | | | | | | |
| 1684/0705 | 6/17/2010 | WD | U | I | 11 | 100 |
| GRANTOR: WOODSIDE AMELIA LAKES | | | | | | |
| GRANTEE: CARLYLE KENT B & LA | | | | | | |

## BUILDING NOTES

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,395.00 | SF | 4.00 | 4.00 | 100 | 2009 | 2009 | 3 | 90 | 5,022 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 185 | 0 | 740.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 60 | 4,440 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2010 | 2010 | 3 | 78 | 234 | |

## BUILDING DIMENSIONS

BAS=[YR=2009] W27 FOP=[YR=2009] N1 W20 S10 E20 N9 $ S9 W20 N4 U3 L3 W12 D3 L3 S47 E15 N5 E10 FOP=[YR=2009] S3 E11 N3 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12 S6 FGR=[YR=2009] S5 W3 S30 E22 N32 W14 N3 W5 $ E5 S3 E14 N56 $.

## LAND DESCRIPTION

TOTAL OB/XF 9,696

| 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