

BLOUIN MARK S & MARIA
85175 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0135-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 3,733 103.9500 129.94 485,066 2014 2014 0 0 4.50 95.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2019 Heated Area: 3136 HX Base Yr 2019										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 463,238									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 59,335									
Interior Floo 11 CLAY TILE 50																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 597,573									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 192,924									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 404,649									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 3 100																				BASE TAXABLE VALUE 354,649									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 597,573									
Stories 1.5 1.5 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 577,167									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1429321 SWIM POOL 42,353 09/01/2014									
MAP NUM MKT AREA 04																				B1428734 CO ISSUED 0 08/13/2014									
NEIGHBORHOOD/LOC 4077.00																				B1428734 NEW CONSTR 397,273 05/01/2014									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,490 100 2,490 308,991																													
FGR 726 55 399 49,513																													
FOP 206 30 62 7,693																													
FOP 455 30 136 16,877																													
FUS 646 100 646 80,164																													
TOTALS 4,523 3,733 463,238																													
EXTRA FEATURES										85175 MAJESTIC WALK BLVD, FERNANDINA BEACH										BLD DATE LGL DATE 06/13/2023 MLU									
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 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2014 2014 3 65 3,250																													
2 0812 CONCRETE C 0 100 0 0 1,914.00 SF 4.00 4.00 100 2014 2014 3 95 7,273																													
3 0462 ST/AL FNC 0 100 0 0 240.00 SF 10.00 10.00 100 2014 2014 3 75 1,800																													
4 0911 SCRNM A 0 100 41 26 1,066.00 SF 17.50 17.50 100 2014 2014 3 65 12,126																													
5 0861 POOL GUNIT 0 100 0 0 378.00 SF 85.00 85.00 100 2014 2014 3 75 24,098																													
6 0857 SANDSTONE/ 0 100 0 0 688.00 SF 16.00 16.00 100 2014 2014 3 98 10,788																													
LAND DESCRIPTION										TOTAL OB/XF 59,335																			
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 000133 C SFR LAKE 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									