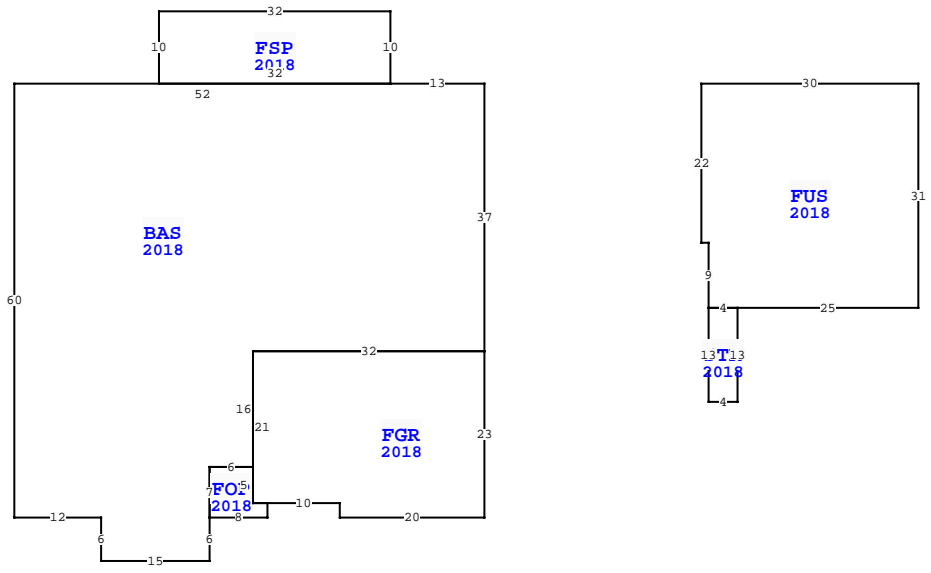


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	4085.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,212	100	3,212
FGR	712	55	392
FOP	46	30	14
FSP	320	40	128
FUS	921	100	921
STR	52	10	5
TOTALS	5,263		4,672
			555,196

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,672	97.0080	121.26	566,527	2018	2018	0	0	2.00	98.00		
1 SNGL FAM - 100% - 2022 Heated Area: 4133 HX Base Yr													



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		555,196
TOTAL MARKET OB/XF VALUE		93,682
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		723,878
SOH/AGL Deduction		650,766
ASSESSED VALUE		73,112
TOTAL EXEMPTION VALUE	13	73,112
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		723,878
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		700,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014157	ADDITION	33,846	09/16/2022
22008232	SWIM POOL	103,776	05/26/2022
18002793	CO ISSUED	0	03/19/2018
17008733	NEW CONSTR	509,470	10/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/0198	4/16/2021	WD	Q	I	02	520,000
GRANTOR: GIBSON CHARMAINE						
GRANTEE: CARPENTER GEORGE AL						
2453/0162	8/12/2020	FJ	U	I	11	100
GRANTOR: SESAY IBRAHIM S						
GRANTEE: GIBSON CHARMAINE						

EXTRA FEATURES														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
85015 MAJESTIC WALK BLVD, FERNANDINA BEACH																	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	0855	CONC PAVER	0	100	0	0	1,735.00	SF	10.00	10.00	100	2018	2018	3	97	16,830			
2	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2018	2018	3	87	7,308			
3	0861	POOL GUNIT	0	100	0	0	418.00	SF	85.00	85.00	100	2022	2022	3	98	34,819			
4	0911	SCRN RM A	0	100	0	0	1,271.00	SF	17.50	17.50	100	2022	2022	3	97	21,575			
5	0855	CONC PAVER	0	100	0	0	1,121.00	SF	10.00	10.00	100	2022	2022	3	100	11,210			
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2018] W13 FSP=[YR=2018] N10 W32 S10 E32\$ W52 S60 E12 S6 E15 N6 FOP=[YR=2018] E8 N2 FGR=[YR=2018] E10 S2 E20 N23 W32 S21 E2\$ W2 N5 W6 S7\$ N7 E6 N16 E32 N37\$PTR=[YR=2018] E30 FUS=[YR=2018] E30 S31 W25 STR=[YR=2018] S13 W4 N13 E4\$ W4N9 W1 N22\$ W30\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR	
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	75,000.00	75,000.00	75,000								