



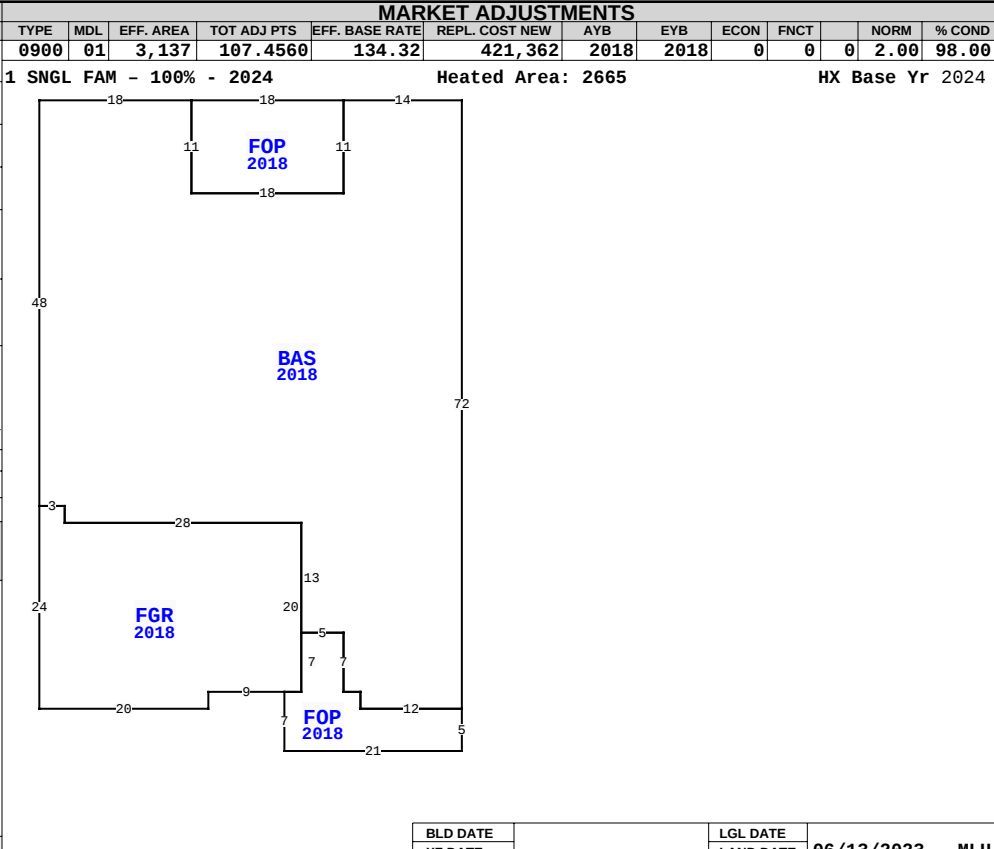
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,665	100	2,665	350,804
FGR	666	55	366	48,178
FOP	158	30	47	6,187
FOP	198	30	59	7,767
TOTALS	3,687		3,137	412,935

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,668.00	SF	10.00	10.00	100	2018
2	0462	ST/AL FNC	0 100	140	4	560.00	SF	10.00	10.00	100	2018
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	



85071 MAJESTIC WALK BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			412,935
TOTAL MARKET OB/XF VALUE			21,616
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			509,551
SOH/AGL Deduction			78,591
ASSESSED VALUE			430,960
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			375,960
TOTAL JUST VALUE			509,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003757	CO ISSUED	0	04/13/2018
17004137	NEW CONSTR	343,090	05/09/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2645/788	6/01/2023	WD Q	I	I	01
GRANTOR: LOMAX JEDEDIAH & PAIG					
GRANTEE: MICHAEL SUSAN MARIE					
2466/0940	5/27/2021	WD Q	I	I	01
GRANTOR: CARPER SCOTT A & STEP					
GRANTEE: LOMAX JEDEDIAH & PA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2018]	W14	FOP=[YR=2018]	W18	S11	E18
N11	W18	S48	FGR=[YR=2018]	S24	E20
N2	E9	FOP=[YR=2018]	S7	E21	N5
W12	N2	W2	N7	W5	S7
W2\$	E2	N20	W28	N2	W3\$
E3	S2	E28	S13	E5	S7
E2	S2	E12	N72\$		