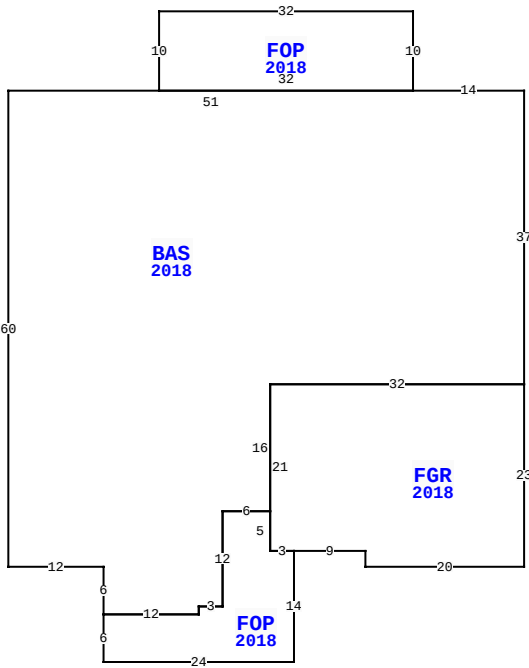




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	3,209	410,744
FGR	712	55	392	50,175
FOP	249	30	75	9,600
FOP	320	30	96	12,288
TOTALS	4,490		3,772	482,808

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,772	104.4900	130.61	492,661	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019 Heated Area: 3209 HX Base Yr 2019											
											
85100 MAJESTIC WALK BLVD, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

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	2,015.00	SF	10.00	10.00	100	2018

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2018	3	97	19,546	

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	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		482,808	
TOTAL MARKET OB/XF VALUE		19,546	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		577,354	
SOH/AGL Deduction		163,296	
ASSESSED VALUE		414,058	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		364,058	
TOTAL JUST VALUE		577,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		555,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003009	CO ISSUED	0	03/23/2018
17004671	NEW CONSTR	408,995	05/25/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2711/1801	5/14/2024	WD Q	Q	I	01
GRANTOR: PATTERSON TRACY L II					
GRANTEE: RIEVESCHL SARAH JEA					
2186/0144	3/23/2018	SW Q	Q	I	02
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: PATTERSON TRACY L I					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 FOP=[YR=2018] N10 W32 S10 E32\$ W51 S60 E12 S6 FOP=[YR=2018] S6 E24 N14 FGR=[YR=2018] E9 S2 E20 N23 W32 S21 E3\$ W3 N5 W6 S12 W3 S1 W12\$ E12 N1 E3 N12 E6 N16 E32 N37\$.											