



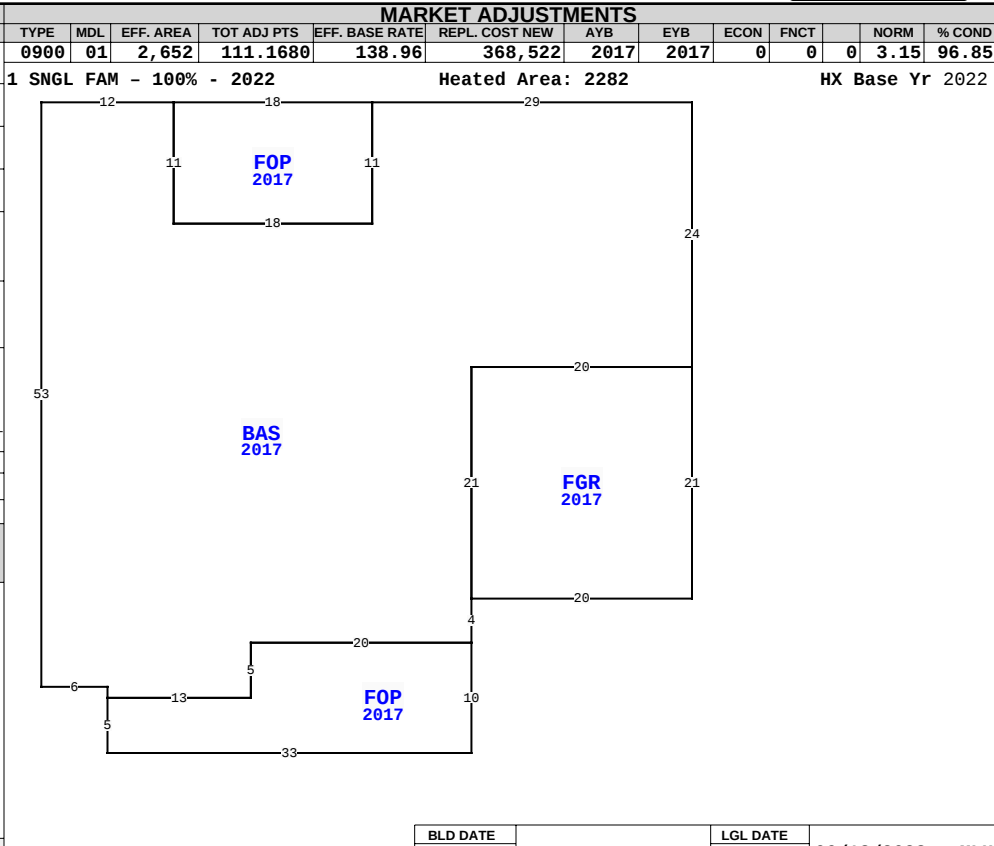
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,282	100	2,282	307,118
FGR	420	55	231	31,089
FOP	198	30	59	7,941
FOP	265	30	80	10,767
TOTALS	3,165		2,652	356,914

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,251.00	SF	4.00	4.00	
2	0912	SCRN RM G	0	100	18	12	216.00	SF	20.00	20.00	
3	0855	CONC PAVER	0	100	18	12	216.00	SF	10.00	10.00	

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



85094 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									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					356,914				
TOTAL MARKET OB/XF VALUE					11,204				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					443,118				
SOH/AGL Deduction					71,815				
ASSESSED VALUE					371,303				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					321,303				
TOTAL JUST VALUE					443,118				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					427,218				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007238	ADDITION	7,400	08/03/2021
17006739	CO ISSUED	0	07/28/2017
17001294	NEW CONSTR	283,944	02/17/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2718/1467	6/10/2024	LE	U	I	11	100			
GRANTOR: DESROCHES DANIEL									
GRANTEE: DESROCHES MICHAEL									
2186/1929	3/29/2018	WD	Q	I	01	353,000			
GRANTOR: SABALA RICHARD C & BO									
GRANTEE: DESROCHES DANIEL &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W29 FOP=[YR=2017] W18 S11 E18 N11\$ S11 W18 N11 W12 S53 E6 S1 FOP=[YR=2017] S5 E33 N10 W20 S5 W13\$ E13 N5 E20 N4 FGR=[YR=2017] E20 N21 W20 S21\$ N21 E20 N24\$.									