

BROOKS MICHAEL J & JENNIFER E
85006 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0078-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD

Exterior Wall03HARDIE BRD 100Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo11CLAY TILE 50Interior Floo14CARPET 50Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100BedroomsBathroomsFrameStoriesUnitsOccupancyQuality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4085.00TOTAL GROSS AREATOTAL ADJ PTSPCT OF BASESUBAREA MARKET VALUEBAS3,2161003,216382,574FGR8325545854,484FOP20530627,376FUS921100921109,562STR52105595TOTALES5,5464,758566,011EXTRA FEATURESBLD DATEXF DATELND DATELGL DATELAND DATEAG DATE06/13/2023MLU

MARKEADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNMORM% COND

0900014,75897.6100122.01580,52420172017002.5097.50

1 SNGL FAM - 100% - 2018Heated Area: 4137HX Base Yr 2018

FOP2017BAS2017FGR2017FUS2017

NASSAUCOUNTYPROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE566,011TOTAL MARKET OB/XF VALUE49,739TOTAL LAND VALUE - MARKET75,000TOTAL MARKET VALUE690,750SOH/AGL Deduction256,314ASSESSED VALUE434,436TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE384,436TOTAL JUST VALUE690,750NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE666,622SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE SALE PRICE2166/128412/21/2017SWQI02549,700GRANTOR: AVH NORTH FLORIDA LLCGRANTEE: BROOKS MICHAEL J &2089/096612/16/2016SWUVV376,730,600GRANTOR: AW VENTURE II LLCCRANTEE: AVH NORTH FLORIDA LBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2017] W13 FOP=[YR=2017] N10 W32 S10 E32\$ W52 S60E12 S6 FOP=[YR=2017] S5 E23 N13 FGR=[YR=2017] E10 S8 E20N29 W32 S21 E2\$ W2 N4 W6 S11 W2 S1 W13\$ E13 N1 E2 N11 E6 N17E32 N37\$ PTR=[YR=2017] E30 FUS=[YR=2017] E30 S31 W25STR=[YR=2017] S13 W4 N13 E4\$ W4 N9 W1 N22\$ W30\$.LAND DESCRIPTIONTOTAL OB/XF49,739LNUSE CLSLAND USECAPRLCLOFRONTDEPTHTOT LND UNITUNITDPHT% TOT UNIT ADJPRIADJ UNIT LANDOHER AND NOTESYEARDENSITYDECLFRZYRCNSRV1000133CSFR LAKE100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW DATE04/26/2024BYKBATotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS