

LOT 6
ESMT OR 1462/58
ESMT PT OR 1521/1562

AUSTIN MICHAEL R JR & ROBIN FRANCES
85142 MAJESTIC WALK CIR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	13	LVT/LAMNT 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	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,441	100	2022	2,441	418,311
FGR	673	55	2022	370	63,406
FOP	180	30	2022	54	9,254
FSP	324	40	2022	130	22,278
TOTALS	3,618			2,995	513,250

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,995	130.4767	172.23	515,829	2022	2022	0	0	0	0.50 99.50

1 SNGL FAM - 100% - 2023

Heated Area: 2441

HX Base Yr 2023

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: FSP 2022, BAS 2022, FGR 2022, and FOP 2022. The diagram is composed of black lines representing walls and dimensions. The overall shape is a large rectangle with several internal divisions and protrusions. The dimensions are as follows: Top edge: 4.2, 8, 4.2, 32, 7. Right edge: 11, 51, 21. Bottom edge: 11, 20, 19, 8. Internal dimensions and labels: FSP 2022 (top right) has a width of 29 and a height of 8. BAS 2022 (center) is a large rectangular area. FGR 2022 (bottom right) has a width of 31 and a height of 9. FOP 2022 (bottom left) has a width of 12 and a height of 4. Other dimensions include 61 on the left edge, 12 on the bottom left, 12 on the bottom center, 7 on the bottom right, and 11 on the bottom right.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU