LOT 13
IN OR 2114/1039
ESMT PT OR 1521/1562

LIU BRIAN Y
85206 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0013-0000

BUILDING CHARACTERISTICS

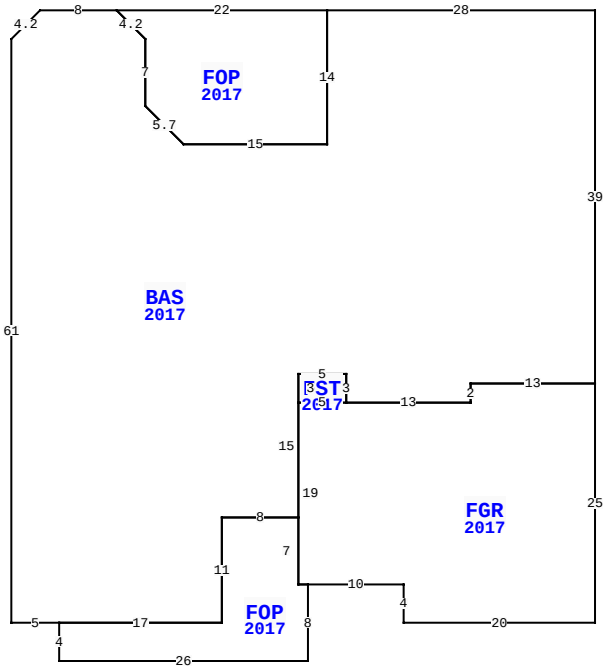
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,795	100	2017	2,795	388,833
FGR	695	55	2017	382	53,142
FOP	196	30	2017	59	8,208
FOP	263	30	2017	79	10,990
FST	15	55	2017	8	1,113
TOTALS	3,964			3,323	462,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,323	108.6520	143.42	476,585	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2795 HX Base Yr 2018



85206 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		462,287
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		542,667
SOH/AGL Deduction		199,659
ASSESSED VALUE		343,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,286
TOTAL JUST VALUE		542,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002684	CO ISSUED	0	03/30/2017
B1633350	NEW CONSTR	361,156	11/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/1039	4/03/2017	SW	Q	I	01	347,600
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: LIU BRIAN Y						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W28 FOP=[YR=2017] W22 D3 R3 S7 D4 R4 E15 N14$ S14 W15 U4 L4 N7 U3 L3 W8 D3 L3 S61 E5
FOP=[YR=2017] S4 E26 N8 FGR=[YR=2017] E10 S4 E20 N25 W13 S2 W13 FST=[YR=2017] N3 W5 S3 E5$ W5 S19 E1$ W1 N7 W8 S11 W17$ E17 N11 E8 N15 E5 S3 E13 N2 E13 N39$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,401.00	SF	4.00	4.00	100	2017	2017	3	96	5,380	

LAND DESCRIPTION

TOTAL OB/XF 5,380

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS