LOT 14
IN OR 1565/934
ESMT PT OR 1521/1562

MEADOWS JIMMY M & BRENDA O
85202 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0014-0000

BUILDING CHARACTERISTICS

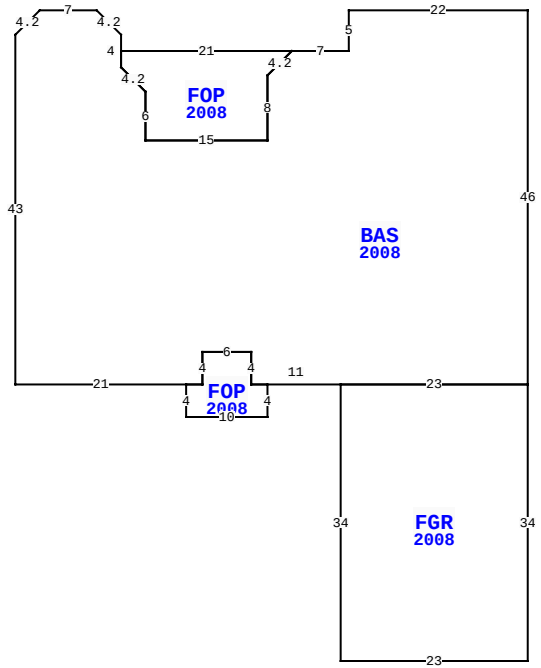
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,545	100	2008	2,545	332,191
FGR	782	55	2008	430	56,126
FOP	64	30	2008	19	2,480
FOP	180	30	2008	54	7,049
TOTALS	3,571			3,048	397,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,048	106.9040	141.11	430,103	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2010 Heated Area: 2545 HX Base Yr 2010



85202 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	08/20/2005	RK	LGL DATE		
XF DATE	08/20/2008	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,845
TOTAL MARKET OB/XF VALUE		7,933
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		480,778
SOH/AGL Deduction		238,438
ASSESSED VALUE		242,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,618
TOTAL JUST VALUE		480,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13415	MECH OTHER	0	11/01/2007
C20611	CO ISSUED	0	10/01/2007
E20156	ELEC OTHER	2,000	10/01/2007
R10767	REPAIR/RRF	6,670	10/01/2007
P12771	OTHER	0	10/01/2007
B20611	NEW CONSTR	287,670	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/0934	5/07/2008	WD	Q	I		304,400

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: MEADOWS JIMMY M & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 S5 W7 FOP=[YR=2008] W21 S2 D3 R3 S6 E15 N8 U3 R3 $ D3 L3 S8 W15 N6 U3 L3 N4 U3 L3 W7 D3 L3 S43 E21 FOP=[YR=2008] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E11 FGR=[YR=2008] S34 E23 N34 W23 $ E23 N46 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,349.00	SF	4.00	4.00	100	2008	2008	3	88	4,748	

LAND DESCRIPTION

TOTAL OB/XF 7,933

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS