LOT 15
IN OR 1672/252
ESMT PT OR 1521/1562

MADRIGAL ESTEVAN F & IRMA L
85198 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0015-0000

BUILDING CHARACTERISTICS

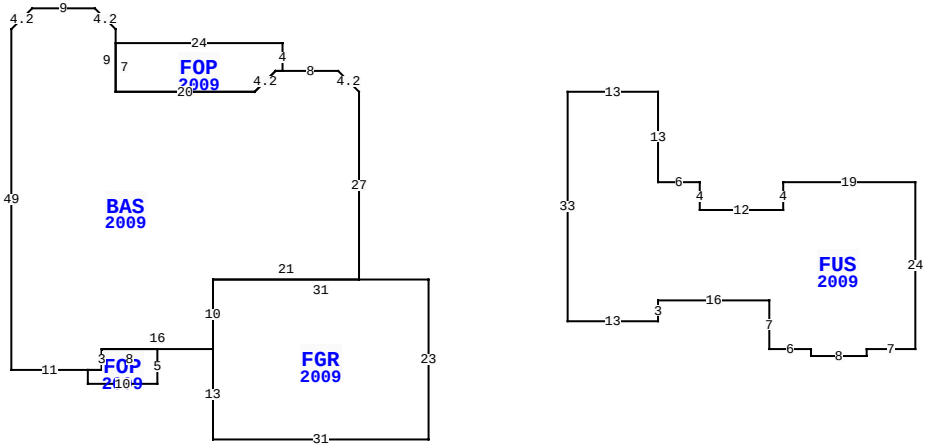
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,886	100	2009	1,886	248,912
FGR	713	55	2009	392	51,736
FOP	44	30	2009	13	1,716
FOP	161	30	2009	48	6,335
FUS	1,165	100	2009	1,165	153,755
TOTALS	3,969			3,504	462,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,504	108.0900	142.68	499,951	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2011 Heated Area: 3051 HX Base Yr 2011



85198 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	09/29/2009	RK	LGL DATE		
XF DATE	09/29/2009	RK	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		462,455
TOTAL MARKET OB/XF VALUE		5,276
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		542,731
SOH/AGL Deduction		270,380
ASSESSED VALUE		272,351
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,629
TOTAL JUST VALUE		542,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22436	CO ISSUED	0	08/21/2009
M14554	MECH OTHER	0	05/01/2009
P13744	PLUMBING	0	04/01/2009
R11851	REPAIR/RRF	6,710	04/01/2009
B22436	NEW CONSTR	260,436	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1672/0252	4/12/2010	WD	Q	I	02	287,900

GRANTOR: WOODSIDE AMELIA LAKES

GRANTEE: MADRIGAL ESTEVAN F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W8 FOP=[YR=2009] N4 W24 S7 E20 U3 R3 E1 $ W1 D3 L3 W20 N09 U3 L3 W9 D3 L3 S49 E11 FOP=[YR=2009] S2 E10 N5 W8 S3 W2 $ E2 N3 E16 FGR=[YR=2009] S13 E31 N23 W31 S10 $ N10 E21 N27 $ PTR=E30 FUS=[YR=2009] E13 S13 E6 S4 E12 N4 E19 S24 W7 S1 W8 N1 W6 N7 W16 S3 W13 N33 $ W30 $.

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	1,482.00	SF	4.00	4.00	100	2009	2009	3	89	5,276	

LAND DESCRIPTION

TOTAL OB/XF 5,276

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 03/18/2019 BY SBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS