LOT 17
IN OR 2088/192
ESMT PT OR 1521/1562

SYKES ROBERT E JR & GLENNIS P
85194 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

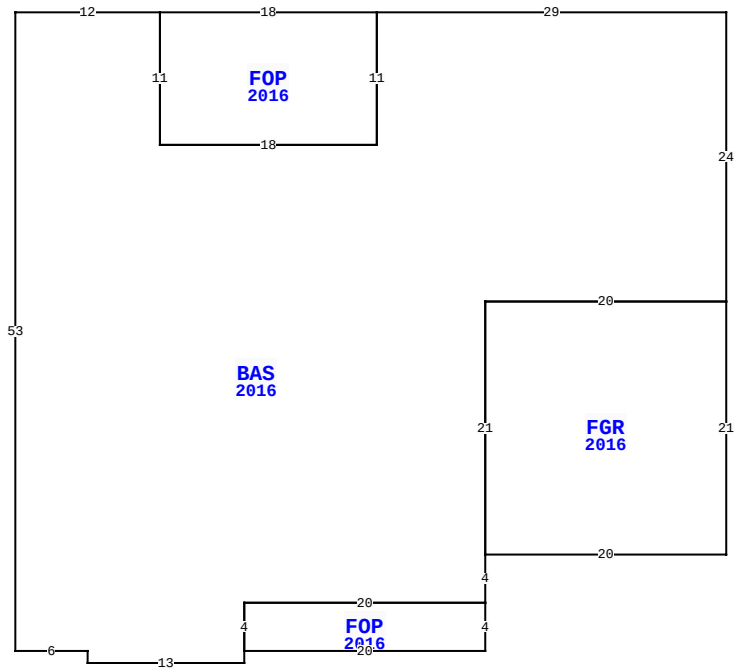
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,282	100	2016	2,282	332,345
FGR	420	55	2016	231	33,643
FOP	80	30	2016	24	3,495
FOP	198	30	2016	59	8,592
TOTALS	2,980			2,596	378,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,596	114.3360	150.92	391,788	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2282 HX Base Yr 2017



85194 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE	12/02/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,075
TOTAL MARKET OB/XF VALUE		19,105
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		472,180
SOH/AGL Deduction		175,119
ASSESSED VALUE		297,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,339
TOTAL JUST VALUE		472,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002226	ADDITION	9,020	04/21/2017
B1632487	CO ISSUED	0	11/30/2016
B1632487	NEW CONSTR	283,944	06/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0192	11/29/2016	SW	Q	I	01	337,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: SYKES ROBERT EDWARD						
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=2016] W29 FOP=[YR=2016] W18 S11 E18 N11$ S11 W18 N11 W12 S53 E6 S1 E13 N1 FOP=[YR=2016] E20 N4 W20 S4$ N4 E20 N4 FGR=[YR=2016] E20 N21 W20 S21$ N21 E20 N24$.

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	1,262.00	SF	4.00	4.00	100	2016	2016	3	95	4,796	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2016	2016	3	95	408	
3	0910	SCRN RM L	0	100	20	18	360.00	SF	15.00	15.00	100	2018	2018	3	78	4,212	
4	0855	CONC PAVER	0	100	20	18	360.00	SF	10.00	10.00	100	2018	2018	3	97	3,492	
5	0462	ST/AL FNC	0	100	168	4	672.00	SF	10.00	10.00	100	2018	2018	3	84	5,645	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 19,105

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 04/09/2019 BY TWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS