LOT 18
IN OR 2099/506
ESMT PT OR 1521/1562

WILBURN BRUCE ANTHONY & TYLER
85190 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0018-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

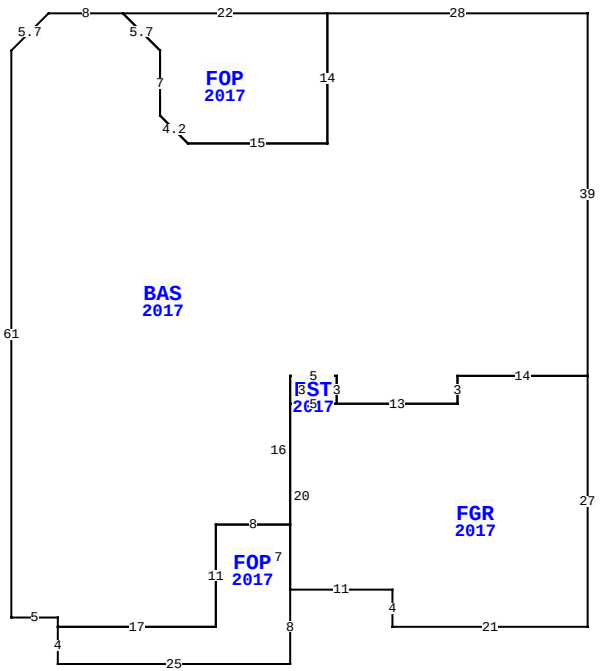
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,911	100	2017	2,911	388,170
FGR	766	55	2017	421	56,139
FOP	188	30	2017	56	7,467
FOP	256	30	2017	77	10,267
FST	15	55	2017	8	1,067
TOTALS	4,136			3,473	463,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,473	104.1440	137.47	477,433	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2911 HX Base Yr 2018



85190 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		463,110
TOTAL MARKET OB/XF VALUE		103,589
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		641,699
SOH/AGL Deduction		246,305
ASSESSED VALUE		395,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,672
TOTAL JUST VALUE		641,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902640	SCRNENCL	43,134	03/18/2019
18009816	SWIM POOL	0	01/01/2019
B1632773	CO ISSUED	0	02/14/2017
B1632773	NEW CONSTR	361,156	08/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2099/0506	1/26/2016	SW	Q	I	01	363,900
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: WILBURN BRUCE ANTHO						
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 D4 R4 S7 D3 R3 E15 N14$ S14 W15 U3 L3 N7 U4 L4 W8 L4 D4 S61 E5 S1 FOP=[YR=2017] S4 E25 N8 FGR=[YR=2017] E11 S4 E21 N27 W14 S3 W13 FST=[YR=2017] N3 W5 S3 E5$ W5 S20$ N7 W8 S11 W17$ E17 N11 E8 N16 E5 S3 E13 N3 E14 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	0855	CONC PAVER	0	100	0	0	1,592.00	SF	10.00	10.00	100	2017	2017	3	96	15,283	
2	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2017	2017	3	81	5,832	
3	0861	POOL GUNIT	0	100	31	18	558.00	SF	85.00	85.00	100	2019	2019	3	87	41,264	
4	0855	CONC PAVER	0	100	0	0	1,296.00	SF	10.00	10.00	100	2019	2019	3	97	12,571	
5	0911	SCRN RM A	0	100	57	30	1,710.00	SF	17.50	17.50	100	2019	2019	3	82	24,539	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 103,589

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