LOT 19
IN OR 1646/1442
ESMT PT OR 1521/1562

JOHNSON RAYMOND H & KAREN K
85184 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0019-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

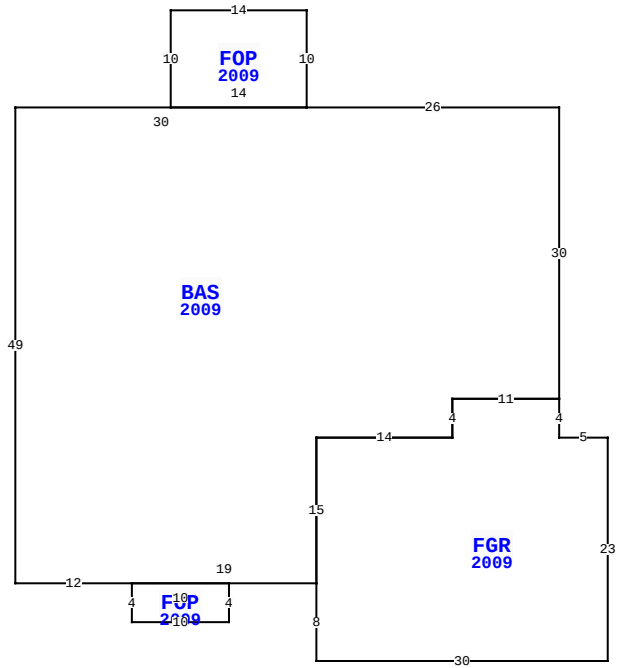
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2009	2,325	319,131
FGR	734	55	2009	404	55,454
FOP	40	30	2009	12	1,647
FOP	140	30	2009	42	5,765
TOTALS	3,239			2,783	381,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,783	112.4160	148.39	412,969	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2010 Heated Area: 2325 HX Base Yr 2010



85184 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		381,996
TOTAL MARKET OB/XF VALUE		37,009
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		494,005
SOH/AGL Deduction		226,651
ASSESSED VALUE		267,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,632
TOTAL JUST VALUE		494,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21918	ELEC OTHER	2,000	07/01/2009
M14664	MECH OTHER	0	07/01/2009
P13796	OTHER	0	06/01/2009
C0922523	CO ISSUED	0	05/01/2009
B22523	NEW CONSTR	213,246	05/01/2009
R11896	REPAIR/RRF	5,500	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1646/1442	10/29/2009	WD	Q	I	01	246,000

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: JOHNSON RAYMOND H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26 FOP=[YR=2009] N10 W14 S10 E14 $ W30 S49 E12 FOP=[YR=2009] S4 E10 N4 W10 $ E19 FGR=[YR=2009] S8 E30 N23 W5 N4 W11 S4 W14 S15 $ N15 E14 N4 E11 N30 $.

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	1,184.00	SF	4.00	4.00	100	2009	2009	3	89	4,215	
2	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2015	2015	3	75	22,185	
3	0845	KOOL DECK	0	100	0	0	736.00	SF	7.25	7.25	100	2015	2015	3	95	5,069	
4	0911	SCRN RM A	0	100	0	0	487.00	SF	17.50	17.50	100	2015	2015	3	65	5,540	

LAND DESCRIPTION

TOTAL OB/XF 37,009

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 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS