LOT 24
IN OR 2024/992
ESMT PT OR 1521/1562

YOUNG TRAVIS R & RACQUEL S
85166 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0024-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
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

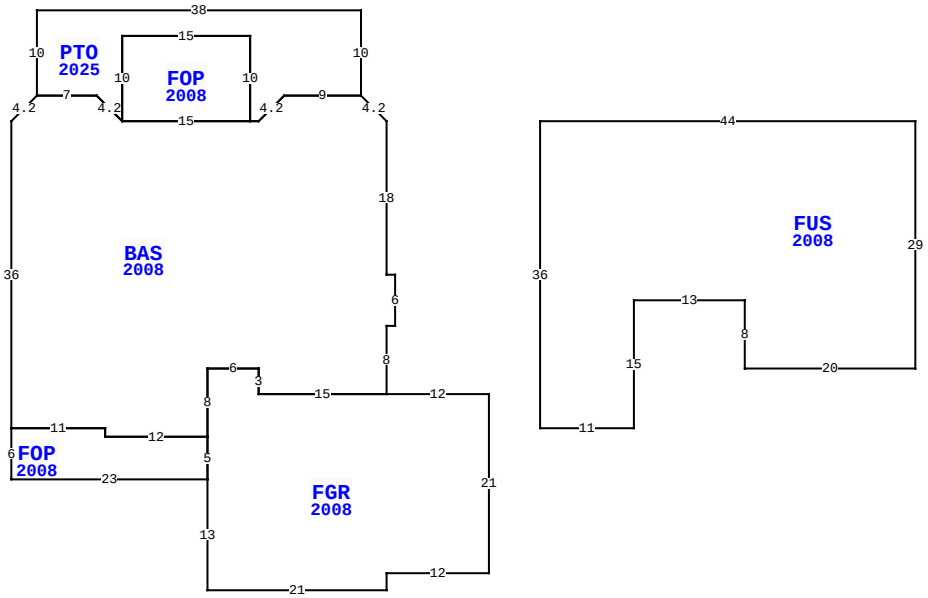
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2008	1,566	207,853
FGR	753	55	2008	414	54,950
FOP	126	30	2008	38	5,043
FOP	150	30	2008	45	5,973
FUS	1,249	100	2008	1,249	165,778
PTO	287	5	2025	14	1,858
TOTALS	4,131			3,326	441,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,326	109.2960	144.27	479,842	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2019 Heated Area: 2815 HX Base Yr 2019



85166 MAJESTIC WALK BLVD, FERNANDINA BEACH

BLD DATE		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		441,455
TOTAL MARKET OB/XF VALUE		32,381
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		548,836
SOH/AGL Deduction		180,146
ASSESSED VALUE		368,690
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,968
TOTAL JUST VALUE		548,836
NCON VALUE		26,859
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009190	NEW RES IN GROUND	76,525	08/07/2024
C21494	CO ISSUED	255,420	10/30/2008
E20876	ELEC OTHER	2,000	06/01/2008
M13934	MECH OTHER	0	06/01/2008
R11312	REPAIR/RRF	6,580	06/01/2008
B21494	NEW CONSTR	255,420	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0992	1/19/2016	WD	Q	I	02	299,000
GRANTOR: HOLDEN CHARLES III &						
GRANTEE: YOUNG TRAVIS R & RA						
1767/0883	11/08/2011	QC	U	I	11	100
GRANTOR: HOLDEN AMY						
GRANTEE: HOLDEN CHARLES III						

BUILDING NOTES

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	1,192.00	SF	4.00	4.00	100	2008	2008	3	88	4,196	
3	0462	ST/AL FNC	0	100	140	4	560.00	SF	10.00	10.00	100	2025	2022		95	5,320	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
5	0866	POOL FIBER	0	100	0	0	190.00	SF	72.00	72.00	100	2025	2024		100	13,680	
6	0855	CONC PAVER	0	100	0	0	570.00	SF	10.00	10.00	100	2025	2024		100	5,700	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] U3L3 W9 D3L3 W1 W15 U3L3 W7 D3L3 S36 E11 S1 E12 N8 E6 S3 E15 N8 E1 N6 W1 N18 $
FUS=[YR=2008;ORIG=18,0] E44 S29 W20 N8 W13 S15 W11 N36 $
FGR=[YR=2008;ORIG=-21,42] S13 E21 N2 E12 N21 W12 W15 N3 W6 S8 S5 $
FOP=[YR=2008;ORIG=-16,0] N10 W15 S10 E15 $
FOP=[YR=2008;ORIG=-44,36] S6 E23 N5 W12 N1 W11 $
PTO=[YR=2025;ORIG=-41,-3] E7 D3R3 N10 E15 S10 E1 U3R3 E9 N10 W38 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,381

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 01/15/2025 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS