LOT 25
IN OR 2070/1987
ESMT PT OR 1521/1562

CRAWFORD STEVEN M & MELANIE K
85164 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0025-0000

BUILDING CHARACTERISTICS

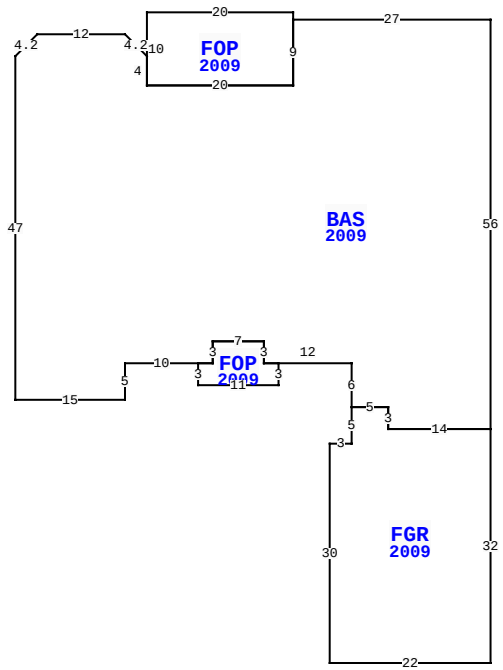
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,040	100	2009	3,040	377,173
FGR	713	55	2009	392	48,636
FOP	54	30	2009	16	1,985
FOP	200	30	2009	60	7,444
TOTALS	4,007			3,508	435,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,508	101.6100	134.13	470,528	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2017 Heated Area: 3040 HX Base Yr 2017



85164 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		435,238
TOTAL MARKET OB/XF VALUE		9,338
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,576
SOH/AGL Deduction		209,050
ASSESSED VALUE		310,526
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,804
TOTAL JUST VALUE		519,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14654	MECH OTHER	0	07/01/2009
P13795	OTHER	0	06/01/2009
C0922525	CO ISSUED	0	05/01/2009
B22525	NEW CONSTR	260,700	05/01/2009
R11898	REPAIR/RRF	6,720	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1987	9/09/2016	WD	Q	I	02	347,000
GRANTOR: CARLYLE KENT B & LANA						
GRANTEE: CRAWFORD STEVEN M &						
1684/0705	6/17/2010	WD	U	I	11	100
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: CARLYLE KENT B & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W27 FOP=[YR=2009] N1 W20 S10 E20 N9 $ S9 W20 N4 U3 L3 W12 D3 L3 S47 E15 N5 E10 FOP=[YR=2009] S3 E11 N3 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E12 S6 FGR=[YR=2009] S5 W3 S30 E22 N32 W14 N3 W5 $ E5 S3 E14 N56 $.

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	1,395.00	SF	4.00	4.00	100	2009	2009	3	89	4,966	
2	0462	ST/AL FNC	0	100	185	0	740.00	SF	10.00	10.00	100	2010	2010	3	56	4,144	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 9,338

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 12/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS