

WOOD LOGAN & NORA
85136 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structure

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 60

Interior Floor

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

5 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

1.5

1.5 100

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

2,389

100

2010

2,389

310,826

FGR

750

55

2010

412

53,604

FOP

40

30

2010

12

1,561

FOP

140

30

2010

42

5,465

FUS

444

100

2010

444

57,768

PTO

536

5

2025

27

3,513

TOTALS

4,299

3,326

432,736

EXTRA FEATURES

L N

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

1,164.00

SF

4.00

4.00

100

2010

2010

3

90

4,190

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

04/14/2021

BY

NWX

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,326

105.9840

139.90

465,307

2010

2010

0

0

7.00

93.00

1 SNGL FAM - 100% - 2018

Heated Area: 2833

HX Base Yr 2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

432,736

TOTAL MARKET OB/XF VALUE

4,190

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

511,926

SOH/AGL Deduction

193,422

ASSESSED VALUE

318,504

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

267,782

TOTAL JUST VALUE

511,926

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

487,881

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2136/1250

7/28/2017

WD Q

I

01

355,000

GRANTOR: LANAGHAN PATRICK L &

GRANTEE: WOOD LOGAN & NORA (

1696/0118

8/26/2010

WD Q

I

01

264,900

GRANTOR: WOODSIDE AMELIA LAKES

GRANTEE: LANAGHAN PATRICK L

BUILDING NOTES

BAS=[YR=2010;ORIG=0,0] W28 W30 S49 E12 E19 N15 E15 N4 E12 N30 \$

FGR=[YR=2010;ORIG=-27,49] S8 E30 N27 W15 S4 W15 S15 \$

PTO=[YR=2025;ORIG=0,0] W28 N10 N5 U9R24 D14R4 S10 \$

FUS=[YR=2010;ORIG=30,0] E19 S16 E4 S16 W4 N12 W19 N20 \$

FOP=[YR=2010;ORIG=-28,0] N10 W14 S10 E14 \$

FOP=[YR=2010;ORIG=-46,49] S4 E10 N4 W10 \$

PTR=[ORIG=0,0] E30 W30 \$

.

TOTAL OB/XF

4,190