



BUILDING CHARACTERISTICS		
ELEMENT	CD	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	11	CLAY TILE 60
Interior Floor	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	1,560	100	2009	1,560	208,181
FGR	756	55	2009	416	55,515
FOP	126	30	2009	38	5,071
FOP	160	30	2009	48	6,406
FUS	1,284	100	2009	1,284	171,350
TOTALS	3,886			3,346	446,522

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,076.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,346	109.2960	144.27	482,727	2009	2009	0	0	7.50	92.50
1 SNGL FAM - 100% - 2025 Heated Area: 2844 HX Base Yr											
85191 MAJESTIC WALK BLVD, FERNANDINA BEACH											

BLD DATE	09/29/2009	RK	LGL DATE	
XF DATE	09/29/2009	RK	LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
9,818											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											446,522
TOTAL MARKET OB/XF VALUE											9,818
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											531,340
SOH/AGL Deduction											0
ASSESSED VALUE											531,340
TOTAL EXEMPTION VALUE											13 531,340
BASE TAXABLE VALUE											0
TOTAL JUST VALUE											531,340
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											510,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22437	CO ISSUED	0	08/12/2009
M14555	MECH OTHER	0	05/01/2009
P13745	PLUMBING	0	04/01/2009
R11852	REPAIR/RRF	6,580	04/01/2009
B22437	NEW CONSTR	255,420	04/01/2009

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
9999/9999	5/03/2010	CN	Q	I	02	284,900					

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: BAKER JOHN THOMAS

BUILDING NOTES											
BAS=[YR=2009] U3 L3 W6 D3 L3 FOP=[YR=2009] N10 W16 S10 E16 \$ W17 U3 L3 W9 D3 L3 S18 W1 S6 E1 S8 FGR=[YR=2009] W12 S21 E12 S2 E21 N13 FOP=[YR=2009] E23 N6 W11 S1 W12 S5 \$ N13 W7 S3 W14 \$ E14 N3 E7 S8 E12 N1 E11 N36 \$ PTR= E30 FUS=[YR=2009] E44 S36 W11 N10 W2 N5 W6 S5 W5 S3 W20 N29 \$ W30 \$.											