

BREWIS CRAIG W & PATRICIA M
P O BOX 918
YULEE, FL 32041

13-2N-27-0720-0143-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	16	WD FR STUC 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD								
Roof Structur	08	IRREGULAR 100								0900	01	2,990	111.9540	147.78	441,862	2014	2014	0	0	5.00	95.00	Tax Group: 4								Tax Dist:									
Roof Cover	03	COMP SHNGL 100								1 SNGL FAM - 100% - 2015										Heated Area: 2478										HX Base Yr 2015									
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		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	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	2,478	100	2014	2,478	347,889																																		
FGR	747	55	2014	411	57,701																																		
FOP	80	30	2014	24	3,370																																		
FOP	256	30	2014	77	10,810																																		
TOTALS		3,561			2,990	419,769																																	
EXTRA FEATURES										85203 MAJESTIC WALK BLVD, FERNANDINA										BLD DATE 06/13/2023 LGL DATE MLU																			
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	0811	CONCRETE B	0	100	0	0	1,828.00	SF	5.20	5.20	100	2014	2014	3	94	8,935																							
2	0462	ST/AL FNC	0	100	0	0	832.00	SF	10.00	10.00	100	2017	2017	3	81	6,739																							
3	0861	POOL GUNIT	0	100	0	0	250.00	SF	85.00	85.00	100	2017	2017	3	81	17,213																							
4	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2017	2017	3	96	6,720																							
LAND DESCRIPTION																		TOTAL OB/XF 39,607																					
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	000134	C	RES POND	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																							