

SMITH DONALD ALLEN
85223 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0148-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				428,333			
TOTAL MARKET OB/XF VALUE				8,117			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				511,450			
SOH/AGL Deduction				183,005			
ASSESSED VALUE				328,445			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				277,723			
TOTAL JUST VALUE				511,450			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				490,949			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
230012043		ADD UOP TO SCR N		4,044		09/20/2023	
17003633		ADDITION		2,706		04/25/2017	
B1531025		CO ISSUED		0		05/16/2016	
B1531025		NEW CONSTR		310,609		08/01/2015	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST	Q / V U / I	RSN CD	SALE PRICE
2056/0142		6/10/2016		SW	Q I	02	332,000
GRANTOR: AVATAR PROPERTIES INC							
GRANTEE: SMITH DONALD ALLEN							
1974/0280		4/13/2015		SW	U	V 37	3,829,500
GRANTOR: AW VENTURE I LLC							
GRANTEE: AVATAR PROPERTIES I							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2016;ORIG=-12,0] N23 W49 W1 D3L3 W11 S52 E11 N7 E6 N3 E17 S3 E8 N24 E22 N1 \$							
FGR=[YR=2016;ORIG=0,0] W12 S1 W22 S21 E11 S1 E11 N3 E12 N20 \$							
FOP=[YR=2016;ORIG=-65,32] S1 E25 N8 W2 N3 W17 S3 W6 S7 \$							
FSP=[YR=2024;ORIG=-76,-20] E11 U3R3 E1 N10 W15 S13 \$							
USP=[YR=2024;ORIG=-76,-33] E15 N8 W15 S8 \$							
ND LUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR CONSRV
75,000							
Common: 75,000 PRINTED 07/30/2025 BY SYS							