



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	4085.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,383	100	2018	2,383	337,594
FGR	833	55	2018	458	64,883
FOP	162	30	2018	49	6,942
FOP	168	30	2018	50	7,083
PTO	126	5	2025	6	850
TOTALS	3,672			2,946	417,353

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,946	110.0740	145.30	428,054	2018	2018	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2025 Heated Area: 2383 HX Base Yr 2025												
85041 MAJESTIC WALK BLVD, FERNANDINA BEACH												
BLD DATE: 06/13/2023 MLU												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				417,353			
TOTAL MARKET OB/XF VALUE				19,628			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				511,981			
SOH/AGL Deduction				44,345			
ASSESSED VALUE				467,636			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				416,914			
TOTAL JUST VALUE				511,981			
NCON VALUE				849			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				491,245			