



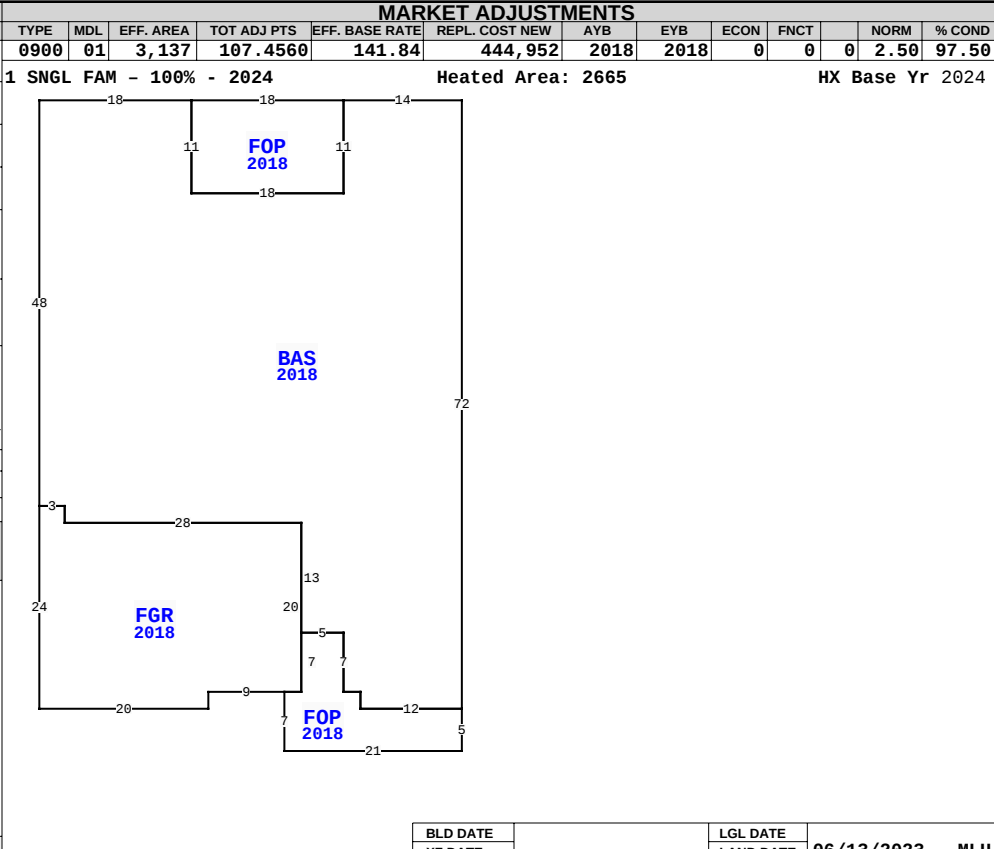
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,665	100	2018	2,665	368,554
FGR	666	55	2018	366	50,615
FOP	158	30	2018	47	6,499
FOP	198	30	2018	59	8,160
TOTALS	3,687			3,137	433,828

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	1,668.00	SF	10.00	10.00
2	0462	ST/AL FNC	0	100	140	560.00	SF	10.00	10.00
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



85071 MAJESTIC WALK BLVD, FERNANDINA BEACH									
BLD DATE 06/13/2023 MLU									

TOTAL OB/XF									
21,436									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					433,828				
TOTAL MARKET OB/XF VALUE					21,436				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					530,264				
SOH/AGL Deduction					86,806				
ASSESSED VALUE					443,458				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					387,736				
TOTAL JUST VALUE					530,264				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					509,551				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003757	CO ISSUED	0	04/13/2018
17004137	NEW CONSTR	343,090	05/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/323	9/24/2024	WD	U	I	11	100
GRANTOR:MICHAEL SUSAN MARIE						
GRANTEE:HURLEY & MICHAEL HO						
2645/788	6/01/2023	WD	Q	I	01	561,300
GRANTOR:LOMAX JEDEDIAH & PAIG						
GRANTEE:MICHAEL SUSAN MARIE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] W18 S11 E18 N11\$ S11 W18 N11 W18 S48 FGR=[YR=2018] S24 E20 N2 E9 FOP=[YR=2018] S7 E21 N5 W12 N2 W2 N7 W5 S7 W2\$ E2 N20 W28 N2 W3\$ E3 S2 E28 S13 E5 S7 E2 S2 E12 N72\$.									