



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 50			
Interior Floor	14	CARPET 50			
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	2,282	100	2017	2,282	321,162
FGR	420	55	2017	231	32,511
FOP	100	30	2017	30	4,222
FSP	198	40	2017	79	11,118
PTO	600	5	2024	30	4,222
TOTALS	3,600			2,652	373,236

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,652	109.9200	145.09	384,779	2017	2017	0	0	0	97.00
1 SNGL FAM - 100% - 2022 Heated Area: 2282 HX Base Yr 2022											
85083 MAJESTIC WALK BLVD, FERNANDINA BEACH											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	06/13/2023
						INC DATE				AG DATE	MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE					373,236							
TOTAL MARKET OB/XF VALUE					4,451							
TOTAL LAND VALUE - MARKET					75,000							
TOTAL MARKET VALUE					452,687							
SOH/AGL Deduction					212,753							
ASSESSED VALUE					239,934							
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE					189,212							
TOTAL JUST VALUE					452,687							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					434,772							