



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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		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	2,401	100	2018	2,401	336,656
FGR	833	55	2018	458	64,218
FOP	156	30	2018	47	6,590
FSP	168	40	2018	67	9,394
PTO	210	5	2018	10	1,402
TOTALS	3,768			2,983	418,260

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	100	0	0	1,856.00	SF	10.00
2	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00
3	0911	SCRN RM A	0	100	0	0	220.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100			0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,983	108.9460	143.81	428,985	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2022 Heated Area: 2401 HX Base Yr 2022											
85050 MAJESTIC WALK BLVD, FERNANDINA BEACH											

TOTAL OB/XF											
27,516											

TOTAL OB/XF											
27,516											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		418,260	
TOTAL MARKET OB/XF VALUE		27,516	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		520,776	
SOH/AGL Deduction		187,648	
ASSESSED VALUE		333,128	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		282,406	
TOTAL JUST VALUE		520,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014383	ADDITION	6,586	10/19/2021
18001042	CO ISSUED	0	01/31/2018
17005484	NEW CONSTR	0	06/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2771/124	2/25/2025	WD	Q	I	01
GRANTOR: ROBERTSON JAMES W & L					
GRANTEE: BROWN ERIC					
2466/0725	5/26/2021	WD	Q	I	01
GRANTOR: BATTS JEFFREY L & LIN					
GRANTEE: ROBERTSON JAMES W &					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W29 PTO=[YR=2018] N10 W21 S10 FSP=[YR=2018] S8 E21 N8 W21\$ E21 \$ W21 S63 FOP=[YR=2018] S6 E20 N6 FGR=[YR=2018] E10 S6 E20 N29 W31 S23 E1\$ W1 N6 W6 S6 W13\$ E13 N6 E6 N17 E31 N40\$.									