

PHILLIPS TERRY J & RUSSEL G
85178 MAJESTIC WALK CIR
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall		31	HARDIE BRD 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM		% COND		VALUATION BY		STANDARD					
Roof Structur		08	IRREGULAR 100		0900		01	3,409	106.6280	148.21		505,248		2017	2017	0	0	0	3.50	96.50		Tax Group: 4		Tax Dist:					
Roof Cover		03	COMP SHNGL 100		1		SNGL FAM		100% - 2022		Heated Area: 2686		HX Base Yr 2022								BUILDING MARKET VALUE		487,564						
Interior Wall		05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE		47,500						
Interior Floo		11	CLAY TILE 100																		TOTAL LAND VALUE - MARKET		75,000						
Air Condition		03	CENTRAL 100																		TOTAL MARKET VALUE		610,064						
Heating Type		04	AIR DUCTED 100																		SOH/AGL Deduction		88,814						
Bedrooms		03	100																		ASSESSED VALUE		521,250						
Bathrooms			2.5 100																		TOTAL EXEMPTION VALUE		HX HB VX VP 474,766						
Frame		02	WOOD FRAME 100																		BASE TAXABLE VALUE		46,484						
Stories		2.	2. 100																		TOTAL JUST VALUE		610,064						
Units			0 100																		NCON VALUE		0						
Occupancy		00	NONE 100																		INCOME VALUE								
																					PREVIOUS YEAR MKT VALUE		606,078						
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		4077.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,786	100	2017	1,786	255,438																								
FGR	911	55	2022	501	71,654																								
FOP	128	30	2017	38	5,435																								
FOP	346	30	2017	104	14,875																								
FST	132	55	2017	73	10,440																								
FUS	900	100	2017	900	128,720																								
STR	70	10	2017	7	1,001																								
TOTALS	4,273			3,409	487,564																								
EXTRA FEATURES						85178 MAJESTIC WALK CIR, FERNANDINA BEACH						BLD DATE				LGL DATE		06/13/2023		MLU									
												XF DATE				LAND DATE													
												INC DATE				AG DATE													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500														