LOT 6
ESMT OR 1462/58
ESMT PT OR 1521/1562

AUSTIN MICHAEL R JR & ROBIN FRANCES
85142 MAJESTIC WALK CIR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0006-0000

BUILDING CHARACTERISTICS

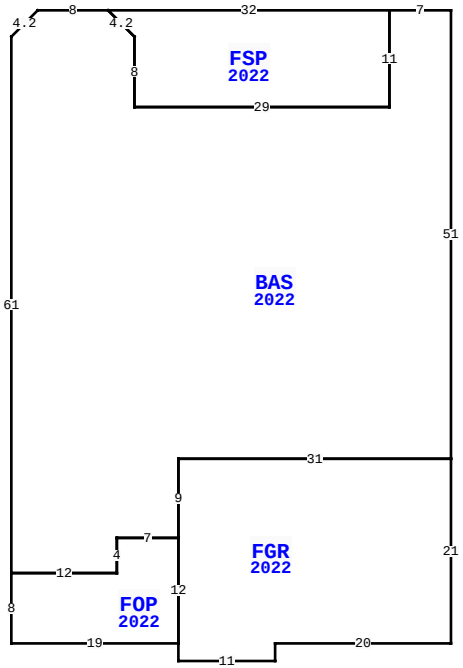
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,441	100	2022	2,441	438,273
FGR	673	55	2022	370	66,432
FOP	180	30	2022	54	9,695
FSP	324	40	2022	130	23,341
TOTALS	3,618			2,995	537,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,995	130.4767	181.36	543,173	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2441 HX Base Yr 2023



85142 MAJESTIC WALK CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		537,741
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		662,741
SOH/AGL Deduction		258
ASSESSED VALUE		662,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		611,072
TOTAL JUST VALUE		662,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,851

REAR PORCH HAS PHANTOM SCREENS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000649	PRIVATE PROVIDER	100,000	01/21/2026
SP240000946	NEW IN GROUND SWI	139,000	01/24/2024
22014710	CO ISSUED	0	09/27/2022
21008242	NEW CONSTR	369,576	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/1597	10/04/2022	WD	Q	I	01	695,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: AUSTIN MICHAEL ROBE						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W7 S11 W29 N8 U3L3 W8 D3L3 S61 E12 N4 E7 N9 E31 N51 $
FGR=[YR=2022;ORIG=-31,72] S2 E11 N2 E20 N21 W31 S9 S12 $
FSP=[YR=2022;ORIG=-7,0] W32 D3R3 S8 E29 N11 $
FOP=[YR=2022;ORIG=-50,64] S8 E19 N12 W7 S4 W12 $
.

EXTRA FEATURES

LN	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	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/15/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS