LOT 12
IN OR 2094/1946
ESMT PT OR 1521/1562

MCGAUGHEY MARTHA D TRUST/MCGAUGHEY MARTHA D TRUSTE
85208 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0012-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	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	02	Quality Level 02

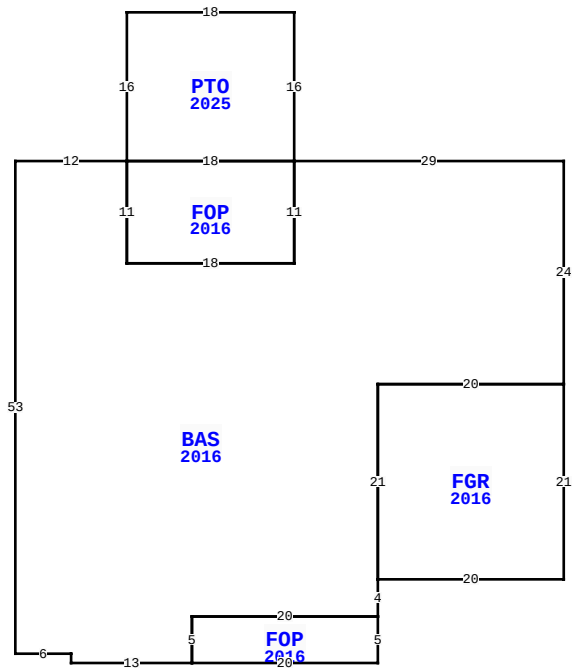
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2016	2,282	323,526
FGR	420	55	2016	231	32,749
FOP	100	30	2016	30	4,253
FOP	198	30	2016	59	8,364
PTO	288	5	2025	14	1,985
TOTALS	3,288			2,616	370,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,616	106.2480	147.68	386,331	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2017 Heated Area: 2282 HX Base Yr 2017



85208 MAJESTIC WALK BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,878
TOTAL MARKET OB/XF VALUE		5,867
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		451,745
SOH/AGL Deduction		167,485
ASSESSED VALUE		284,260
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,849
TOTAL JUST VALUE		451,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006557	SCREEN ENCLOSURE	10,985	06/03/2024
B1632937	CO ISSUED	0	12/30/2016
B1632937	NEW CONSTR	243,944	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1946	12/30/2016	SW	Q	I	01	317,000
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: MARTHA DENISE MCGAU						
1974/0280	4/13/2015	SW	U	V	37	3,829,500
GRANTOR: AW VENTURE I LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W29 S11 W18 N11 W12 S53 E6 S1 E13 N5 E20 N4 N21 E20 N24 $
FGR=[YR=2016;ORIG=-20,45] E20 N21 W20 S21 $
FOP=[YR=2016;LABEL=;ORIG=-29,0] W18 S11 E18 N11 $
FOP=[YR=2016;ORIG=-40,54] E20 N5 W20 S5 $
PTO=[YR=2025;LABEL=paver pto/ scrn enclsr;ORIG=-47,0] E18 N16 W18 S16 $
.

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
2	0912	SCRN RM G	0	100	18	16	288.00	SF	21.00	21.00	100	2025	2024		97	5,867	

LAND DESCRIPTION

TOTAL OB/XF 5,867

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