

LOT 24
IN OR 2024/992
ESMT PT OR 1521/1562

YOUNG TRAVIS R & RACQUEL S
85166 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,566	100
FGR	753	55
FOP	126	30
FOP	150	30
FUS	1,249	100
PTO	287	5
TOTALS	4,131	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,326	103.8312	144.33	480,042	2008	2008	0	0	8.50	91.50
1 SNGL FAM 100% - 2019 Heated Area: 2815 HX Base Yr 2019											
85166 MAJESTIC WALK BLVD, FERNANDINA BEACH											
BLD DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			439,238
TOTAL MARKET OB/XF VALUE			43,150
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			557,388
SOH/AGL Deduction			178,743
ASSESSED VALUE			378,645
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			327,234
TOTAL JUST VALUE			557,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			548,836
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009190	NEW RES IN GROUND	76,525	08/07/2024
C21494	CO ISSUED	255,420	10/30/2008
E20876	ELEC OTHER	2,000	06/01/2008
M13934	MECH OTHER	0	06/01/2008
R11312	REPAIR/RRF	6,580	06/01/2008
B21494	NEW CONSTR	255,420	06/01/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2024/0992	1/19/2016	WD Q	I 02 299,000
GRANTOR: HOLDEN CHARLES III &			
GRANTEE: YOUNG TRAVIS R & RA			
1767/0883	11/08/2011	QC U	I 11 100
GRANTOR: HOLDEN AMY			
GRANTEE: HOLDEN CHARLES III			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2008;ORIG=0,0] U3L3 W9 D3L3 W1 W15 U3L3 W7 D3L3 S36			
E11 S1 E12 N8 E6 S3 E15 N8 E1 N6 W1 N18 \$			
FUS=[YR=2008;ORIG=18,0] E44 S29 W20 N8 W13 S15 W11 N36 \$			
FGR=[YR=2008;ORIG=-21,42] S13 E21 N2 E12 N21 W12 W15 N3 W6 S8			
S5 \$			
FOP=[YR=2008;ORIG=-16,0] N10 W15 S10 E15 \$			
FOP=[YR=2008;ORIG=-44,36] S6 E23 N5 W12 N1 W11 \$			
PTO=[YR=2025;ORIG=-41,-3] E7 D3R3 N10 E15 S10 E1 U3R3 E9 N10			
W38 S10 \$			
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EXTRA FEATURES										85166 MAJESTIC WALK BLVD, FERNANDINA BEACH				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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000	