LOT 33
IN OR 2136/1250
ESMT PT OR 1521/1562

WOOD LOGAN & NORA
85136 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0033-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

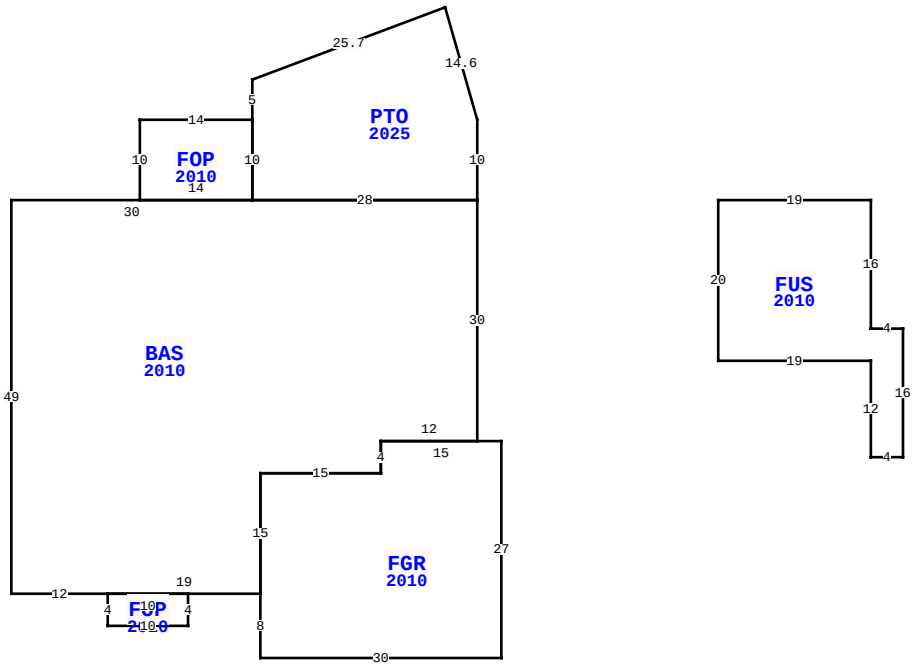
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2010	2,389	309,265
FGR	750	55	2010	412	53,335
FOP	40	30	2010	12	1,553
FOP	140	30	2010	42	5,437
FUS	444	100	2010	444	57,478
PTO	536	5	2025	27	3,496
TOTALS	4,299			3,326	430,563

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	100.6848	139.95	465,474	2010	2010	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2018 Heated Area: 2833 HX Base Yr 2018



85136 MAJESTIC WALK BLVD, 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		430,563
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		505,563
SOH/AGL Deduction		178,459
ASSESSED VALUE		327,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,693
TOTAL JUST VALUE		505,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23487	CO ISSUED	0	08/01/2010
E22695	ELEC OTHER	0	06/01/2010
M15355	H/AC	0	05/01/2010
P14272	OTHER	0	05/01/2010
B23487	NEW CONSTR	360,554	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/1250	7/28/2017	WD	Q	I	01	355,000
GRANTOR: LANAGHAN PATRICK L &						
GRANTEE: WOOD LOGAN & NORA (						
1696/0118	8/26/2010	WD	Q	I	01	264,900
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: LANAGHAN PATRICK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W28 W30 S49 E12 E19 N15 E15 N4 E12 N30 $
FGR=[YR=2010;ORIG=-27,49] S8 E30 N27 W15 S4 W15 S15 $
PTO=[YR=2025;ORIG=0,0] W28 N10 N5 U9R24 D14R4 S10 $
FUS=[YR=2010;ORIG=30,0] E19 S16 E4 S16 W4 N12 W19 N20 $
FOP=[YR=2010;ORIG=-28,0] N10 W14 S10 E14 $
FOP=[YR=2010;ORIG=-46,49] S4 E10 N4 W10 $
PTR=[ORIG=0,0] E30 W30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS